

HOUSING ELEMENT

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1992

COUNTY OF
EL DORADO

PLANNING DEPARTMENT



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August 26, 1992

TO: All Interested Persons, Groups, and Agencies

SUBJECT: Housing Element of the El Dorado County General Plan

The following date and resolution number reflects the time at which action was taken by the El Dorado County Board of Supervisors.

The official file containing all of the background information and environmental review documents for the housing element amendment is on file with the El Dorado County Planning Department.

Housing Element Adopted August 4, 1992, Resolution No. 222-92.

A handwritten signature in cursive script, reading "Craven Alcott".

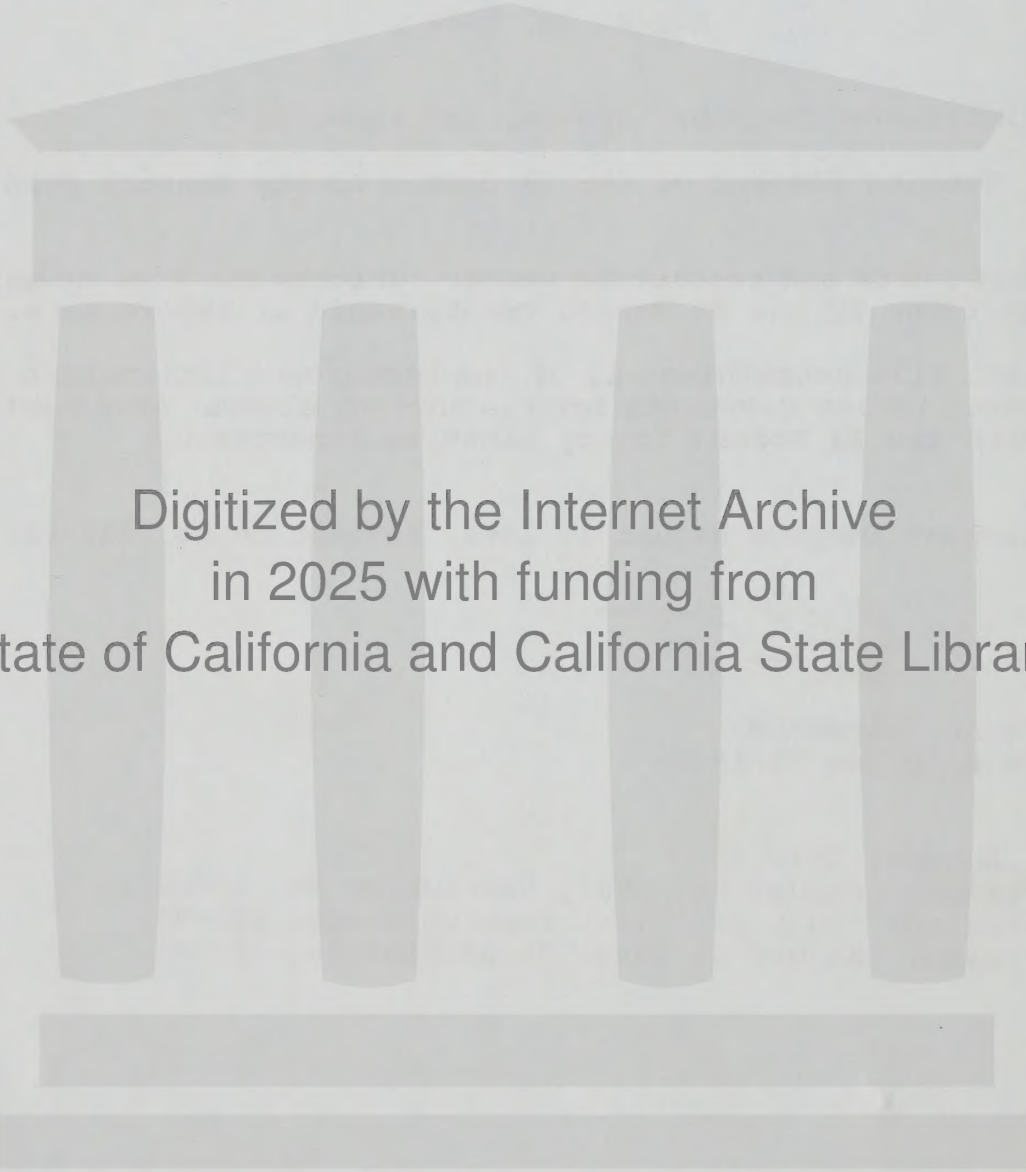
Craven Alcott, Director
Long Range Planning Division

Adopted: August, 1979.

First Revision: August 24, 1982, Resolution No. 82-233.

Second Revision: July 24, 1984, Resolution No. 236-84.

Third Revision: August 4, 1992, Resolution No. 222-92.



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1992 HOUSING ELEMENT OF THE EL DORADO COUNTY GENERAL PLAN

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I. INTRODUCTION AND PURPOSE

A. State Policy and Authorization

Historically, the role of government in response to housing development has emphasized regulation through enforcement of adopted standards, as well as guiding new development through the provisions of public services. In an effort to respond to National and State goals striving for adequate housing and a suitable living environment for all residents, the State Legislature revised the State Planning and Zoning Law in 1967 to require all jurisdictions to adopt a Housing Element as part of their General Plan.

Initially, housing elements were to consist of "standards and plans for the improvement of housing and the provision of adequate sites for housing . . . for all economic segments of the community." (California Government Code, Section 65302(c)). The State Department of Housing and Community Development (HCD) is charged with developing regulations implementing State housing law, including the adoption of guidelines for preparation of housing elements, and ultimately making a determination that the housing elements are in compliance with state law. The housing element guidelines, first promulgated in 1971, relied on an extensive data collection and survey approach to evaluate housing needs. In an attempt to place greater emphasis on development of effective housing programs to respond to the identified needs, the guidelines were revised in 1977.

In response to the State concern for adequate housing for all social and economic segments of the population, the Legislature, in September of 1980, added Sections 65580-65590 to the California Government Code. These sections enunciate State policy and set forth specific provisions detailing housing element contents and the procedures to be followed by the County in adopting a revised housing element.

This amendment has been prepared pursuant to the above referenced provisions as well as the advisory guidelines issued by the Department of Housing and Community Development (1982) which appear in Section 50459 of the Health and Safety Code. It replaces the previous housing element which was adopted on July 24, 1984 (Resolution No. 236-84).

The Housing Element is to act as a statement of local policy intended to address the following findings made by the State Legislature:

1. The availability of housing is a vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
2. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand opportunities and accommodate the housing needs of Californians of all economic levels.
3. The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.
4. Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provisions for the housing needs of all economic segments of the community.
5. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental and fiscal factors, and community goals set forth in the General Plan and to cooperate with other local governments and the State in addressing regional housing needs. (Government Code subsection 65580)

B. Organization of the Housing Element

This Housing Element is being prepared as an amendment to the existing Housing Element of the El Dorado County, as adopted by the County Board of Supervisors on July 24, 1984 (Resolution No. 236-84).

As charged by the Legislature, the Element is to consist of four basic components:

1. As assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.
2. A statement of the community's goals, quantified objectives, and policies relative to the

maintenance, improvement, and development of housing.

3. A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the objectives and achieve the goals and programs of the Housing Element through the administration of land use and development controls, provision of regulatory concessions, and the utilization of appropriate Federal and State financing and subsidy programs when available. (Government Code subsection 65583)
4. An analysis and program for preserving assisted housing developments.

C. Consistency with General Plan

The Element is adopted as one part of the El Dorado County General Plan. Its discussion of needs, constraints, goals, objectives, and programs for implementation pertain only to the unincorporated areas of the county. The cities of Placerville and South Lake Tahoe have responsibilities to adopt Housing Elements of their General Plans.

The California State Planning Law requires the General Plan and elements thereof to comprise an integrated, internally consistent statement of objectives for the adopting agency. (California Government Code, Section 65300.5) As any of the existing elements of the General Plan are updated or revised, all other eight mandatory elements must be reviewed to ensure that internal consistency is maintained.

The Housing Element is primarily related to the Land Use Element in that the latter establishes the planning framework and policies determining development densities and patterns which may direct the location of jobs and housing. This Element is based on an analysis of existing land-use trends including population and housing characteristics. The findings contained in this study do not reveal inconsistencies between the existing General Plan Elements. Growth projections and surveys of developable land generally showed that adequate areas exist for affordable housing opportunities subject to public facility limitations. The goals and objectives contained in this Element are consistent with the County's other elements including land use, circulation, conservation, open space, noise, safety, seismic safety, and scenic highways.

D. Public Participation and Process

The County began a comprehensive general plan update, known as the El Dorado County 2010 General Plan, in September of 1989. The adoption of the 2010 General Plan is tentatively scheduled for March of 1993. Since state law requires that this housing element revision be adopted by July 1, 1992, this revision utilized the existing area plans which constitute the land use element of the existing County General Plan, in generating the vacant land inventories. The goals and objectives were taken from the draft Goals and Objective Statements, dated December 1991, which was prepared as part of the 2010 General Plan update process. The goals and objectives were derived from substantial input from the public in the form of written correspondence to the Planning Advisory Committee (PAC) and county staff, comments received from the first and second round of public workshops held in July of 1990 and January of 1991, county staff input, and recommendations made by the general plan consultant, Sedway Cooke Associates. The Goals and Objective Statements were reviewed by the Planning Commission and Board of Supervisors at a Joint Workshop on June 26, 1991. Following the adoption of the Housing Element by the Board of Supervisors to meet the July 1, 1992 deadline, the Housing Element will be revised again to reflect and incorporate the land use designations of the 2010 General Plan. The 1993 Housing Element revision will to be adopted as part of the 2010 Plan scheduled for March of 1993.

In the Spring of 1990, the Economic Development Corporation of El Dorado County (EDC) a non-profit public benefit corporation, established the "Affordable Housing Task Force" to examine the affordability of the County's housing. The Task Force was comprised of twenty members (Refer to Appendix A for a list of Task Force members and their affiliations). The Task Force members were selected based on their association with the development, real estate and finance community or their role as advocates for affordable housing, or positions in local government. The Task Force retained the Rural California Housing Corporation (RCHC) to provide staff services and to prepare the El Dorado County Affordable Housing Study which was completed in February of 1991.

County staff relied heavily on the data, findings and recommendations contained within the Affordable Housing Study and utilized the Task Force as the housing committee for the review of the 1st draft of the Housing Element. Copies were made available to interested

individuals, groups, non-profit service providers and affected local government agencies for review and comment.

II. GENERAL DEMOGRAPHICS AND EMPLOYMENT CHARACTERISTICS

A. Introduction

This section of the Housing Element describes population characteristics and employment trends which are necessary to assess the existing and projected housing needs for El Dorado County. This information provides a regional perspective on the number of people experiencing a variety of housing problems within the County.

The statistical information available for analyzing population and employment characteristics has been gathered from a variety of sources. The most comprehensive data comes from the Federal and State Census conducted in 1990. Labor and employment data was gathered from the State of California Employment Development Department, and an analysis prepared by the Sierra Economic Development District.

B. Regional Setting

El Dorado County is usually characterized as having two distinct regional housing market areas. The geographic division follows the crest of the Sierra Nevada mountains (Figure II-A).

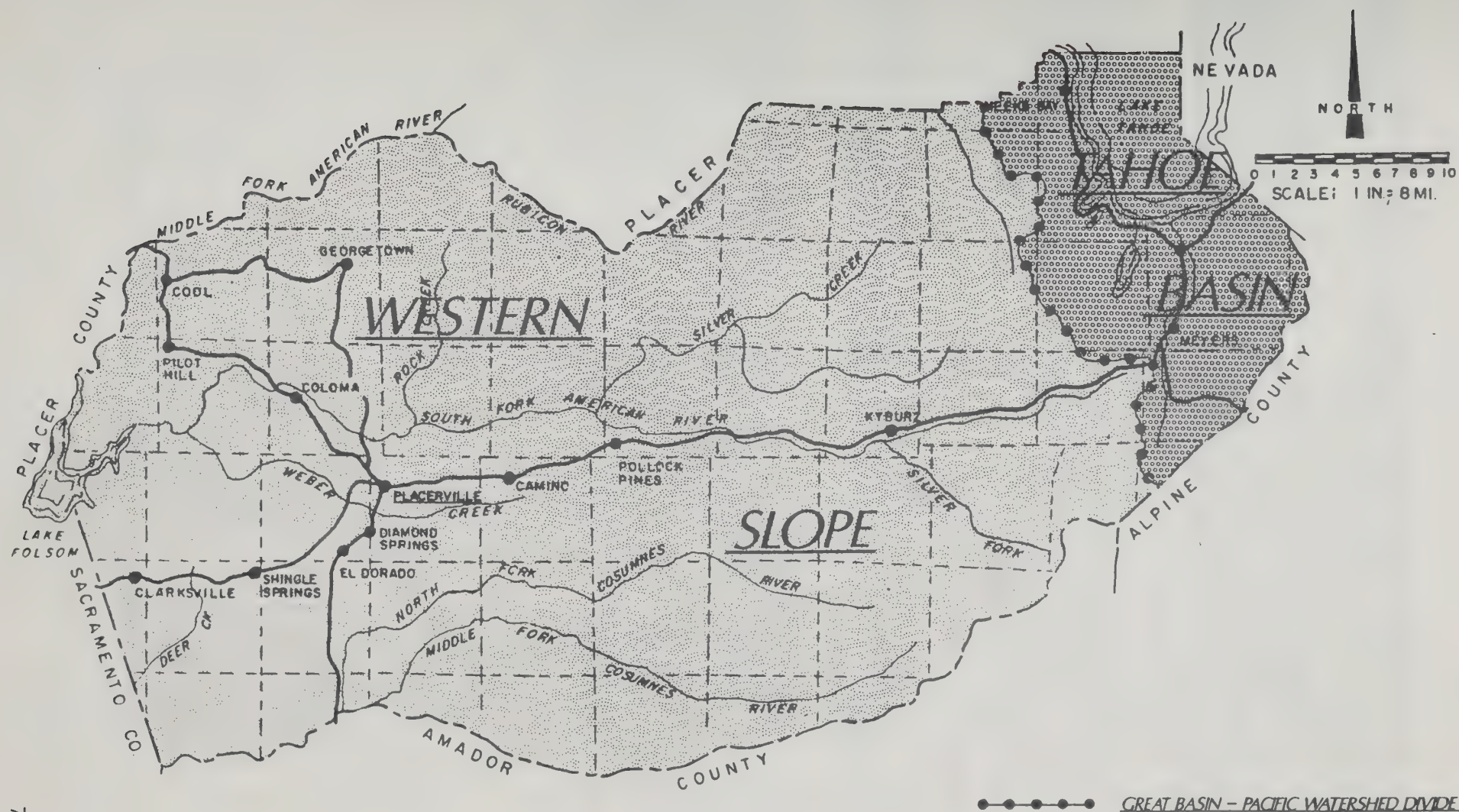
The East Slope of the Sierras encompasses the unincorporated portion of the Tahoe Basin within El Dorado County including the City of Lake Tahoe. The West Slope encompasses the remainder of the unincorporated portion of the County and includes the City of Placerville.

Housing opportunities in El Dorado County include vacation cabins in the mountain areas, rural settings in the agricultural areas, as well as medium and high density urban developments around the major population centers.

C. Population Characteristics

El Dorado County has been one of the fastest growing areas of California for the last twenty years. The population nearly doubled between 1970 and 1980. Between 1980 and 1990, the County's population increased by 48%, from 86,000 to 126,000. Economic and Planning Systems, a private consulting firm under contract to the County, has estimated that growth, as a percentage, will slow during the next twenty years. In raw numbers, however, the average annual increase will remain the same or possibly even grow. The County's population in 2010 is expected to be approximately 221,000 people. Table II-A illustrates population estimates to the year

EL DORADO COUNTY



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Figure II-A

EL DORADO COUNTY

2010. The most rapid growth appears to be in the western portion of the County. Table II-B illustrates the increase in population between 1980 and 1990 by census tract.

Age: The relative patterns or trends of the age composition of El Dorado County generally reflect the State profiles, i.e., a large number of people in the middle age bracket, and expanding numbers in the oldest and youngest age groups. The median age within the County is 35.3. Table II-C examines the percentages within the major age groups.

Ethnicity: According to 1990 Census figures, the residents of El Dorado County are predominately white. Table II-D shows the ethnic composition of the County, including the two incorporated cities. Although the total County population increased by almost 47% between 1980 and 1990, the rate increase for non-white races in most cases exceeded 100%.

D. Income

Since most housing problems are a result of economic constraints, comparing income levels of families/households in El Dorado County is an important factor in assessing housing characteristics and projected housing needs.

The median family/household income by census tract is illustrated in Table II-E. In Census Tracts 307, 308.01 and 309.01, the median family income exceeds \$50,000 per year, substantially higher than the County median of \$39,823 per year. The State Department of Housing and Community Development and the Sierra Planning Organization have estimated the percentage of households within each income group. The Housing Element programs reflect these needs. A more complete discussion of the County income levels is located in Appendix B, the Regional Allocation for Housing.

TABLE II-A Projected Population				
1990	1995	2000	2005	2010
125,995	149,745	173,495	197,245	221,000
Source: Calif. Dept. of Finance;				
Economic and Planning Systems				

TABLE II-B Population Change			
Total County by Census Tract			
Tract	1980	1990	% Change
301.01	582	495	-14.95%
.02	3014	3800	26.08%
302	4272	4414	3.32%
303	5154	5298	2.79%
304.01	4028	3875	-3.80%
.02	3673	3890	5.91%
305.01	3579	4492	25.51%
.02	2240	2479	10.67%
.03	929	909	-2.15%
306*	6120	10899	78.09%
307	5441	10160	86.73%
308*	11150	22634	103.00%
309*	3478	6195	78.12%
310	3925	4766	21.43%
311	3671	4691	27.79%
312	3685	4648	26.13%
313*	5879	7302	24.20%
314*	6762	12596	86.28%
315*	8212	12452	51.63%
Total	85794	125995	46.86%
* Combined 1990 Census Tracts			
Source: 1980 and 1990 Census			

TABLE II-C Major Age Groups

Age Group	Male	Female	Total	Percent
0-9	9965	9497	19462	15.5%
10-19	8579	7937	16516	13.1%
20-29	7226	7201	14427	11.4%
30-44	17884	17853	35737	28.3%
45-59	9658	9438	19096	15.2%
60+	9706	11051	20757	16.5%
Total	63018	62977	125995	100.0%

Source: 1990 U.S. Census

TABLE II-D Persons by Race
1980-1990

	1980	1990	% Change
White	82400	119118	44.56%
Black	296	606	104.73%
Native American	739	1351	82.81%
Chinese	116	270	132.76%
Filipino	542	1263	133.03%
Japanese	149	361	142.28%
Other Asian	129	401	210.85%
Pacific Islander	75	161	114.67%
Other Race	1366	2464	80.38%
Total County	85812	125995	46.83%

Source: 1980 and 1990 U.S. Census

TABLE II-E Median Income
By Census Tract

Census Tract	Family	Household
301.01	\$15,536	\$24,458
.02	\$21,113	\$23,068
302	\$27,289	\$30,149
303	\$27,610	\$29,962
304.01	\$30,567	\$33,152
.02	\$21,971	\$27,500
305.01	\$39,485	\$42,107
.02	\$36,091	\$38,964
.03	\$33,603	\$37,500
306.01	\$45,417	\$46,204
.02	\$30,540	\$32,372
.03	\$29,833	\$31,875
307	\$57,558	\$59,540
308.01	\$47,276	\$55,743
.02	\$45,714	\$48,738
.03	\$41,000	\$44,875
.04	\$42,009	\$45,377
309.01	\$45,987	\$51,281
.02	\$46,175	\$48,531
310	\$26,641	\$32,345
311	\$23,766	\$27,771
312	\$31,957	\$39,400
313.01	\$26,587	\$41,250
.02	\$26,603	\$30,978
314.01	\$39,983	\$40,683
.02	\$27,552	\$30,328
.03	\$37,167	\$37,167
315.01	\$36,520	\$40,583
.02	\$29,048	\$37,683
Placerville	\$22,722	\$31,019
So. Lake Tahoe	\$25,596	\$28,727
El Dorado County	\$35,058	\$39,823
California	\$35,798	\$40,559

Source: 1990 U.S. Census

E. Labor Force Trends and Outlooks

Job growth in El Dorado County was slow during the second half of 1990 due to the effects of the recession. Table II-F illustrates the annual averages of wage and salary employment. A net of 1,000 jobs were added during 1990 with construction and mining adding 400 jobs to the 1989 average. Continued population growth has contributed to the growth in construction employment. This growth is projected to continue through the 90's, but at a slower pace. Mining activity in the county is minimal and is expected to remain static over the next decade.

The Finance, Insurance and Real Estate (F.I.R.E.) sector has also seen an increase in the number of jobs, from 1500 to 1600 (6.7%) from 1989 to 1990.

Government is still the third largest employer in the County. The number of jobs in the public sector increased by 3.0% in the past year.

The service industry is projected to create the greatest number of jobs during the next several years, but remained static during 1989-90. This was due to the drought having a detrimental effect on tourism in the South Lake Tahoe area, causing a decrease in employment at hotel, lodging and amusement places. The anticipated opening of new hotels and expansion of recreational areas should result in future growth.

Manufacturing jobs had an overall increase of 5%, however all the job growth was in the nondurable goods category which includes food processing and printing/publishing businesses. The durable goods sector, including lumber and wood manufacturing and electronic components, produced no growth during this period.

The retail trade sector maintained a steady increase, adding 200 jobs. However, most of these jobs were seasonal and/or part-time. Wholesale trade employment remained static.

Agriculture, forestry and fishing declined by one-third, or 100 jobs. This loss was probably due to loss of agricultural land to development, and new regulations on the logging industry.

Projections: El Dorado County has traditionally been a bedroom community for Sacramento County, and the Roseville/Rocklin area of Placer County. This is confirmed by the current jobs/housing ratio of less than .5; the fact that one-third of the labor force is employed outside of the County; and the small amount of employment in the manufacturing and wholesale trade sectors.

The number of jobs will continue to grow with the population. However, unless more jobs of the higher paying manufacturing type are brought into the County, El Dorado County will remain a suburban/rural refuge for highly paid executives and other professionals who will continue to commute to Sacramento for work.

Table II-F

ANNUAL AVERAGE WAGE AND SALARY EMPLOYMENT
EL DORADO COUNTY

		<u>1980</u>	<u>1981</u>	<u>1982*</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>
Total, All Industries	<u>1/</u>	20,225	20,675	19,900	20,300	21,900	23,100	24,700	26,200	28,500	29,700	30,700
Agriculture/Forestry/Fisheries		250	250	200	200	300	400	200	300	300	300	200
Total Nonagriculture		19,975	20,425	19,700	20,000	21,600	22,800	24,500	25,900	28,200	29,400	30,500
Construction/Mining		1,200	1,025	900	1,100	1,400	1,600	2,000	2,300	2,700	2,800	3,200
Manufacturing		1,275	1,250	1,100	1,100	1,200	1,500	1,700	1,700	2,000	2,000	2,100
Lumber/Wood Products		700	625	500	600	600	600	700	900	1,500 <u>2/</u>	1,500	1,500
Other Manufacturing		575	625	600	500	600	900	1,000	800	600 <u>3/</u>	500	600
Transportation/Public Utilities		925	950	800	700	600	700	700	900	1,000	900	1,000
Wholesale Trade		400	400	400	400	500	500	500	600	600	700	700
Retail Trade		4,950	5,200	5,100	5,100	5,500	6,000	6,700	6,800	7,000	7,300	7,500
Finance/Insurance/Real Estate		1,200	1,225	1,200	1,400	1,500	1,500	1,500	1,300	1,400	1,500	1,600
Services		4,950	5,100	4,900	5,300	5,800	5,700	5,900	6,400	7,300	7,600	7,600
Government	<u>4/</u>	5,075	5,275	5,300	5,000	5,000	5,300	5,500	5,800	6,100	6,600	6,800
Federal		750	700	800	800	700	700	800	800	800	1,000	1,000
State		425	500	500	500	500	600	500	500	500	500	500
Local/Education	<u>5/</u>	3,900	4,075	4,000	3,700	3,800	3,900	4,200	4,500	4,800	5,200	5,400

* Employment is rounded to the nearest 100 beginning with data for 1982.

1/ Employment reported by place of work. Does not include proprietors, the self-employed, unpaid volunteers or family workers, private household workers and persons involved in labor-management disputes. Detail may not add to totals due to independent rounding.

2/ Starting with 1988, category changed from lumber and wood products to durable goods.

3/ Starting with 1988, category changed from other manufacturing to nondurable goods.

4/ Includes all civilian employees of federal, state, and local governments, regardless of the activity in which the employee is engaged.

5/ Local government includes employees of counties, cities, and special districts. Education includes employees of public schools at both the state and local levels.

III. EXISTING HOUSING CONDITIONS

A. Introduction

The purpose of this analysis is to examine the characteristics and conditions of the existing housing stock. The most complete data available for this evaluation comes from the 1990 Census, and the El Dorado County Affordable Housing Study, which was prepared by the Rural California Housing Corporation.

The section on housing characteristics considers the type of unit, persons per unit, size, vacancy rate, residential sales and rental activity. The housing conditions section describes the state of the existing housing stock.

B. Housing Characteristics

El Dorado County has experienced a rapid increase in population over the past two decades. Accompanying this population growth has been an increase in the housing stock. In 1980, there were 44,987 housing units in the County. In 1990, this number had increased to 61,451 units, a 37% change.

The final housing data for each of the 29 census tracts from the 1990 Census is shown in Table III-A. Nine of the tracts are in the Lake Tahoe Basin, while the remainder are located on the West Slope. The Census Tracts are identified in Figure III-A. Breakdown of housing data by census tract is beneficial for examining housing variables including population, housing units, household size and vacancy rates within different areas of the County.

Household Size: Following the 1980 Census, it was noted that the size of the average household had dropped significantly—from 2.95 persons per household in 1970 to 2.68. The 1990 Census has revealed that this trend did not continue through the 1980's, at least in El Dorado County. Average household size in the County has remained steady at 2.66 persons. This apparently is contrary to the nationwide trend towards smaller families.

Vacancy Rates: El Dorado County experiences a high rate on the number of vacant housing units. According to the 1990 Census, the county-wide vacancy rate was 23.77%. This unusually high rate is primarily attributed to the large number of seasonal recreational residences located in the mountain areas, particularly the Lake Tahoe Basin.

TABLE III-A Household Information by Census Tract

Census Tract	Total Population	Household Population	Group Quarters	Total Housing Units	Vacant Units	Vacancy Rate	Persons Per Unit
*301.01	495	495	0	415	160	38.55%	1.94
* .02	3800	3775	25	2472	1169	47.29%	2.88
*302	4414	4348	66	2496	845	33.85%	2.59
*303	5298	5288	10	3460	1232	35.61%	2.37
*304.01	3875	3874	1	2918	1371	46.98%	2.50
* .02	3890	3832	58	2395	683	28.52%	2.20
*305.01	4492	4433	59	3124	1493	47.79%	2.68
* .02	2479	2479	0	1528	631	41.30%	2.76
* .03	909	894	15	2207	1842	83.46%	2.41
306.01	3434	3434	0	1339	113	8.44%	2.80
.02	5036	4860	176	2199	367	16.69%	2.56
.03	2429	2395	34	1555	656	42.19%	2.63
307	10160	10160	0	3604	265	7.35%	3.04
308.01	2973	2973	0	1071	47	4.39%	2.90
.02	9946	9935	11	3881	288	7.42%	2.76
.03	4942	4942	0	1918	93	4.85%	2.71
.04	4773	4773	0	1714	90	5.25%	2.94
309.01	2414	2414	0	943	85	9.01%	2.81
.02	3781	3756	25	1317	59	4.48%	2.97

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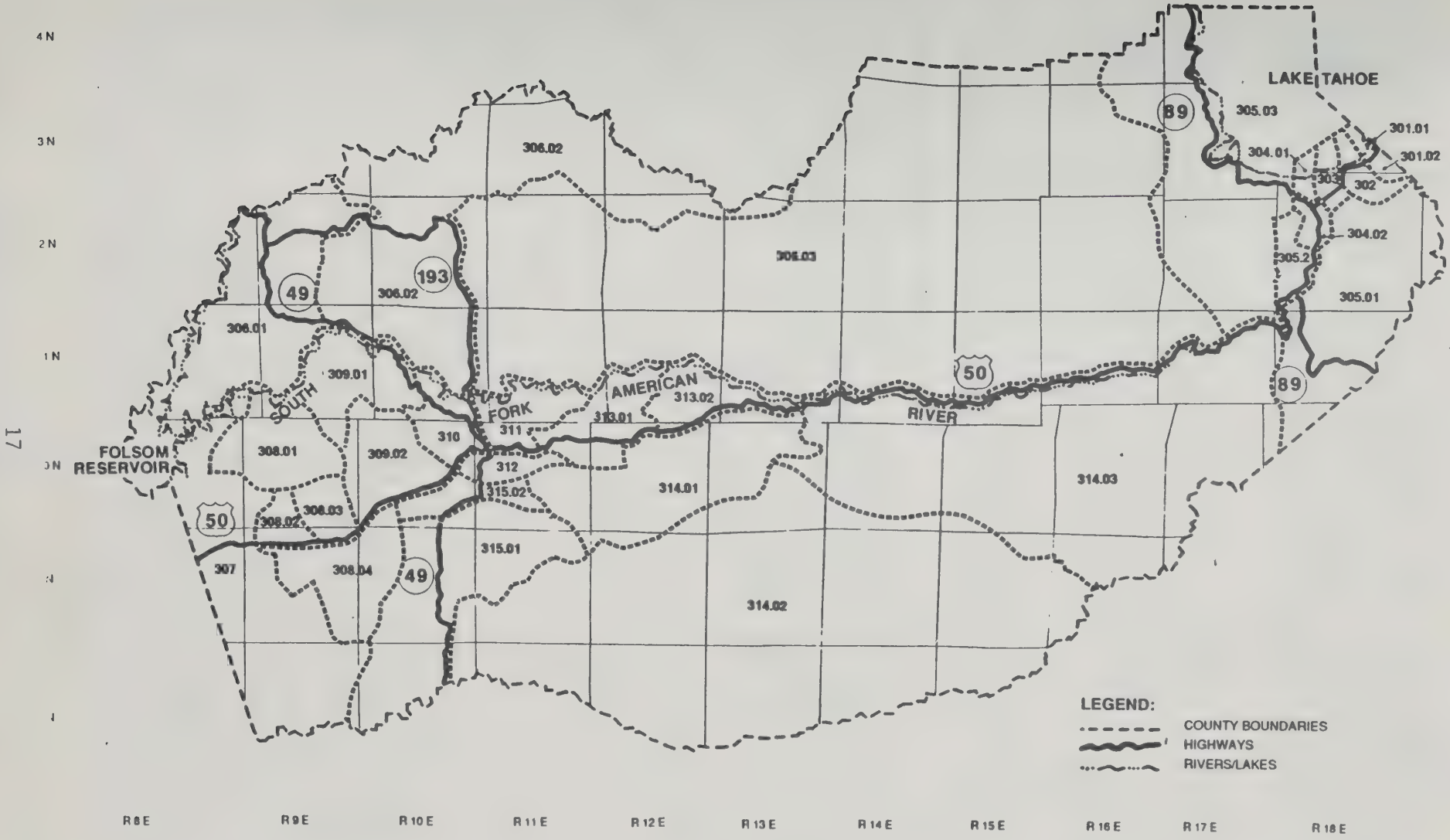


Figure III-A

On the West Slope, the vacancy rate is as low as 4.39%, in tract 308.01, and as high as 95.03%, in tract 314.03. Vacancy rates for the population centers on the West Slope (El Dorado Hills, Cameron Park, El Dorado, Diamond Springs and Placerville) are between 4.5 and 10 percent. Currently, the vacancy rate could be significantly higher, due to the recession.

Production Trends: During the years from 1980 to 1991, annual new housing units in the County authorized by building permits has fluctuated from a low of 910 units in 1982, to a high of 2,340 units in 1988. Figure III-B illustrates building permit activity for 1985-91. During this period, 87% of all units constructed were single family dwellings.

Construction in 1991 dropped off significantly, due to the recession. However, attractive interest rates available in early 1992 may result in an increase in building and sales.

Within the Lake Tahoe Basin, the number of building permits authorized annually is rigidly controlled by the Tahoe Regional Planning Agency (TRPA). The average number of permits issued for the unincorporated portion of the Basin since 1984 is illustrated in Table III-B. TRPA is expected to be the final authority on the number of permits issued each year for the foreseeable future.

Figure III-B

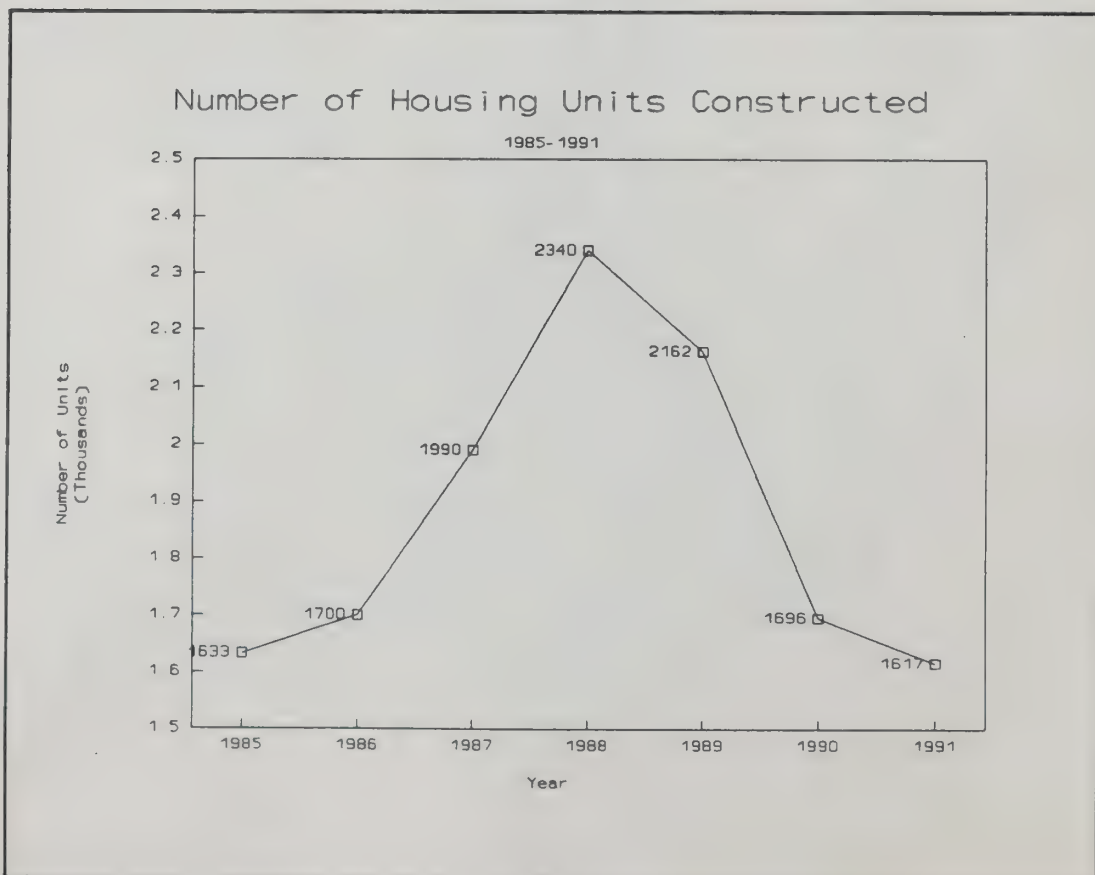


TABLE III-B TRPA Building Permit Allocations		
Year	Unincorp.	So. Lake Tahoe
1984	None	None
1985	None	None
1986	104	(Combined)
1987	107	(Combined)
1988	96	(Combined)
1989	24	39
1990	114	60
1991	114	60
1992	77	32
NOTE: No permits were issued in 1984 and 1985		
Source: El Dorado County Building Dept.		

C. Prices and Rent Levels

Housing Market: Housing construction and sales were at a high volume during the late 1980's. Homes were sold as soon (or before) they were built, and values were increasing at a phenomenal rate. With the advent of the recession in 1990, however, sales and construction slowed considerably. Many houses at the upper end of the price scale sat on the market for months, and were sold only after significant markdowns. According to the County Board of Realtors, sales activity has picked up in the last few months (Jan., Feb. and Mar. 1992), primarily in the lower price ranges, as people try to take advantage of low interest rates. Table III-C illustrates the rapid increase in home prices between 1988 and 1991. Table III-D shows average home prices for some West Slope communities.

TABLE III-C Existing Home Prices El Dorado County 1988-1991				
	1988	1989	1990	1991
2 BR	\$83,000	\$90,000	\$130,000	\$134,000
3 BR	\$120,000	\$138,000	\$186,000	\$182,000
4 BR	\$153,000	\$192,000	\$281,000	\$273,000
Condo	\$77,000	\$96,000	\$110,000	\$129,000
Total	\$117,000	\$136,000	\$196,000	\$195,000
Source: El Dorado County Affordable Housing Study (RCHC, Feb. 1991)				

TABLE III-D Average Price by Area: Existing Home Sales
1991

COMMUNITY	2 BR	3 BR	4 BR	5 BR	All Homes
Cameron Park	\$142,750	\$186,242	\$232,261	\$350,536	\$205,801
El Dorado Hills	\$157,750	\$211,368	\$316,996	\$396,322	\$295,723
Shingle Springs	\$157,070	\$198,233	\$277,866	\$263,000	\$209,821
Rescue/ North	\$185,000	\$218,461	\$279,196	\$357,500	\$228,478
Latrobe/ South	N/A	\$354,166	\$371,250	N/A	\$361,000
Placer- ville	\$125,400	\$175,071	\$243,896	\$227,000	\$169,039
Diamond Springs/ El Dorado	\$135,460	\$172,589	\$192,916	N/A	\$165,717
Pleasant Valley	\$151,222	\$197,981	\$191,000	N/A	\$182,272
South County	\$129,208	\$155,414	N/A	N/A	\$133,916
Coloma/ Lotus	\$158,666	\$200,725	N/A	\$535,000	\$197,907
Swansboro	\$130,562	\$127,500	\$215,000	N/A	\$134,088
Camino	\$104,000	\$199,266	\$277,800	\$248,000	\$184,357
Pollock Pines	\$130,709	\$157,784	\$189,044	N/A	\$148,312
Amer. River Canyon	\$97,312	N/A	N/A	N/A	\$105,708
Georgetown Divide/ Pilot hill	\$146,865	\$166,745	\$188,007	\$109,000	\$163,164
Source: El Dorado County Board of Realtors					

Rental Market: In 1990 the Rural California Housing Corporation conducted a survey of 18 apartment developments. Table III-E gives the results of this survey. Newly constructed units typically have rents that are even higher, reflecting the demand for more amenities and luxury features. Also, the majority of apartments are one or two bedroom units. There are very few three-bedroom units available, so large families are forced to rent houses, which are even more expensive.

Low income families may qualify for subsidized apartments, where the tenant need only pay 25% of his/her income towards rent. Unfortunately, most apartments in the County are not cheap enough to allow the combined voucher/25% of income to pay the rent. In addition, there is a one to two-year waiting list for subsidized housing. Table III-F lists subsidized apartments in the County.

Renting a single family home is even more problematic. In 1990, an Association of Realtors survey found that three-bedroom homes rented for between \$500 and \$1,250. Section 8 certificates will cover a range of \$650-675.

D. Housing Conditions Survey

The housing stock of the County's unincorporated area is relatively new; consequently, overall housing conditions are quite good. Approximately 7% of the year round units were built before 1950; 26% built between 1950 and 1970; leaving 67% built since 1970 (1980 Census data). In the first half of 1990, the Rural California Housing Corporation performed a Housing Condition Survey of 19 selected communities in the unincorporated area of the County to determine housing rehabilitation need.

Two of the communities-Rescue and El Dorado Hills-were found to have no significant rehabilitation need, so the surveyors did not perform a unit by unit analysis. Individual housing units were surveyed in the 17 other communities, using a windshield survey in which houses are rated on outside conditions only. While overall there is a low percentage of substandard housing in the unincorporated areas, there are significant pockets of deterioration and disrepair in the surveyed areas. "Substandard" means that the unit showed signs of deferred maintenance or need of repair. The survey is provided in Appendix C.

APARTMENT RENT SURVEY

UNINCORPORATED EL DORADO COUNTY

MARKET RATE APTS.	# of Units	1 Bedroom	2 Bedroom	3 Bedroom
Barnett Village	12		\$610	
Shingle Springs	26		\$595	
Blue Oak Manor				
Cameron Park	42		\$535	
Cambridge Garden	9	\$450		
Cameron Park	52		\$510	
Cambridge Oaks	14	\$475		
Cameron Park	6		\$550	
Cameron Oaks				
Cameron Park	152		\$635	
Copper Hill	8	\$630		
El Dorado Hills	40		\$755	
	8			\$965
Country Club Gardens	12	\$440		
Cameron Park	12		\$510	
Cresenta Place				
Cameron Park	16		\$525	
Garden Circle	12		\$545	
Cameron Park	8			\$595
Golden Terrace				
Shingle Springs	22		\$610	
Greenwood Place	21		\$675	
Shingle Springs	2			\$745
La Cresenta Place	40	\$525		
Cameron Park	70		\$575	
Royal Oaks	70	\$444		
Shingle Springs	26		\$545	
MARKET RATE AVERAGE RENT		\$478	\$599	\$776

SUBSIDIZED APARTMENTS

Project Name	# of Units	1 Bedroom	2 Bedroom	3 Bedroom
Diamond Springs Apts	4	\$268		
Diamond Springs	23		\$343	
Waiting List: 6 mo – 1 yr	12			\$388
Diamond Sunrise (S)	23	\$295		
Diamond Springs				
Waiting List: 1–2 yrs				
Green Valley	16	\$269		
Cameron Park	16		\$312	
Waiting List: 6 months	8			\$359
Ponderosa				
Pollock Pines	8		\$375	
Waiting List: 1–2yrs				
Shingle Springs Apts	2	\$285		
Shingle Springs	10		\$325	
Waiting List: 1–2 years				

IV. LAND USE INVENTORY AND CONSTRAINTS ANALYSIS

A. Introduction

State law requires that each jurisdiction include, as part of their element, an inventory of land suitable for residential development including vacant sites and sites having potential for development, and an analysis of the relationship of zoning and public facilities and services to these sites.

B. Potential Land Available for Housing

As can be seen in Table IV-A, approximately 51% of the land in the County is considered public land under the jurisdiction of a number of Federal, State and local agencies. An additional 24% is considered to be agricultural lands; within existing timber or agricultural preserves; or possessing choice agricultural soils. Protection of these agricultural lands are important to the State and County in order to maintain agricultural productivity and discourage conversion to urban use.

Analysis in the Housing Element is primarily concerned with residential lands which account for the remaining 25% of the total land within the County. The Long Range Land Use Plan establishes three classifications for residential lands which will be briefly described:

Rural Residential: The Rural Residential areas can be characterized as having few public services available. Roads, police, and fire protection are usually provided at minimal levels and, except for public water in some isolated areas, private wells and septic systems are utilized. The usual densities expected range from one dwelling per 10 acres and larger. Due to the size of the parcels, lack of services, and distances from urban core areas, these land area designations are not conducive to providing affordable housing opportunities.

Low-Density Residential: Low Density Residential lands are characterized as transition areas and are usually found adjacent to more urbanized areas in the County. Public services that may be available include water, fire protection, improved roads and, in a few areas, public sewers. The expected land use densities range from 3-10 acres per dwelling unit. In certain cases, some of these lands could provide some affordable residential opportunities; however, since demand for parcels of this size is intense, land

Table IV-A

Sub-Area Lands	Acres	% of Area Plan Land Use	% of Total County Land
<u>Urban Lands</u>			
Industrial	3,650	1%	
Commercial	2,680	1%	
Multi-Family Residential	<u>1,860</u>	<u>1%</u>	
Subtotal	8,190	3%	1%
<u>Residential</u>			
Single-Family, High	19,050	4%	
Single-Family, Medium	25,150	6%	
Single-Family, Low	<u>72,980</u>	<u>16%</u>	
Subtotal	117,180	26%	11%
<u>Agriculture/Open Space</u>			
Rural Residential	236,070	52%	
Timber Preserve	46,200	10%	
Open Space	28,250	6%	
Agriculture	7,830	2%	
Parks/Recreation	6,460	1%	
Public	<u>680</u>	<u>0%</u>	
Subtotal	325,490	71%	30%
Total Area Plan Designation	450,860	100%	41%
Public Lands	552,170 ¹		51%
Private Lands not included within area plan boundaries (primarily timber preserve)	<u>90,030</u>		8%
Total Acres in County	1,093,060 ¹		100%

Source: Sedway Cooke Associates

¹ Long Range Land Use Plan, El Dorado County, 1981.

costs will probably remain fairly expensive.

Urban Lands: The Urban land areas account for approximately 5% of the total land in the County, however, they represent the highest potential for accommodating affordable housing opportunities. Figure IV-A displays the designated urban areas according to the County Long Range Land Use Plan. As can be seen, the Urban lands are situated around the existing urban core areas and major thoroughfares. The level of public services includes publicly maintained roads, fire and police protection, public water and, in some cases, public sewer. Single family residential densities range from 5 units to the acre to 1 unit per three acres; and multi-family densities from 5-20 units per acre, including mobilehome parks.

Vacant sites: The rural character, recurring land-use changes and the overall size of the County makes a detailed inventory of individual, available residential sites difficult. In an attempt to provide some indication of vacant sites, a vacant parcel analysis was prepared using the County Database.

Multi-Family Land Inventory

Listed below are the TAZ's which have vacant Commercial and Multi-family land. The Commercial land was included due to the fact that Multi-family housing can be built on it with a Special Use Permit. Also, there are no density restrictions on Commercial land. Theoretically, the County can consider any density proposed for Commercial land.

<u>TAZ</u>	<u>Multi-Family</u>	<u>Commercial</u>
13		22.00
14	7.14	24.37
15	30.39	11.51
42	6.38	22.86
43		127.34
44	35.53	129.76
47	136.78	
51		.30
52	3.04	
61	39.75	64.96
62	5.49	
63		.40
64	5.79	
65	12.43	
66		6.62
67	25.68	2.00
68	12.00	13.98
69		6.72
71	15.51	12.14
72	3.88	
73		15.14
74	7.46	

77	20.59	30.08
79		7.45
113		40.85
115	23.73	2.70
117		35.10
118	23.14	155.16
120		6.04
121	4.08	11.44
122		6.13
123	5.65	4.56
168		1.40
169	56.32	20.25
170	13.33	28.80
185		3.63
187	12.13	
188	.30	13.45
189		2.18
190	6.43	13.55
191		23.77
327		3.03
355	2.46	2.40
419		13.23
429		2.20
<u>444</u>	<u>2.83</u>	<u>9.78</u>
Total	518.24	757.28

If all the above acreage were developed at maximum density, it could provide 33,083 multi-family units (this assumes that the commercial land were developed at thirty units per acre, which is theoretically possible with an SUP).

Single Family (High-density):

<u>TAZ</u>	<u>Acres</u>
15	61.00
44	166.06
47	758.82
51	19.32
61	70.10
62	11.60
63	25.80
64	39.60
65	212.83
66	3.00
67	13.80
69	29.30
71	84.55
72	15.30
74	222.41
76	285.13
77	212.09
169	163.71
170	53.01
185	42.42
188	142.14

189	17.01
190	31.02
191	.30
237	7.92
238	5.47
419	86.03
428	.13
429	3.19
431	.61
<u>444</u>	<u>12.42</u>
Total	2783.67

That study identified the number of improved and vacant residential parcels by Census Tract. These findings are shown in Table IV-B.

The parcel size classifications (less than 2.5 acres and more than 2.5 acres) were necessary to accommodate the Assessor's data; however, they can be utilized based on the assumption that parcels larger than 2.5 acres are not particularly conducive to provide affordable housing opportunities.

Residential parcels larger than 2.5 acres appear to be more equally distributed throughout the rural areas of the County. Due to the size, however, these parcels would not be suitable for affordable housing unless further divided.

Tables IV-C and IV-D also list multi-family parcels by Census Tract. This information can be broken down by Traffic Analysis Zone and compared with maps of water and sewer facilities to give an indication of where affordable multi-family developments may be located.

Examining the unincorporated portion of the County as a whole, 69% of the parcels less than 2.5 acres have been developed.

Relationship to Zoning and Public Facilities: Development of available sites within the designated urban areas of the County is dependent upon the zoning of the property and the availability of public services, particularly sewer and water.

Land use density is regulated by the zoning ordinance and the land use policies contained in the Land Use Elements of the Area Plans. Single-family residential uses are allowed in almost every zone with the exception of commercial and industrial zones. Mobilehomes are permitted in all zones which allow single-family residences.

LONG RANGE LAND USE TO YEAR 2000 A.D.

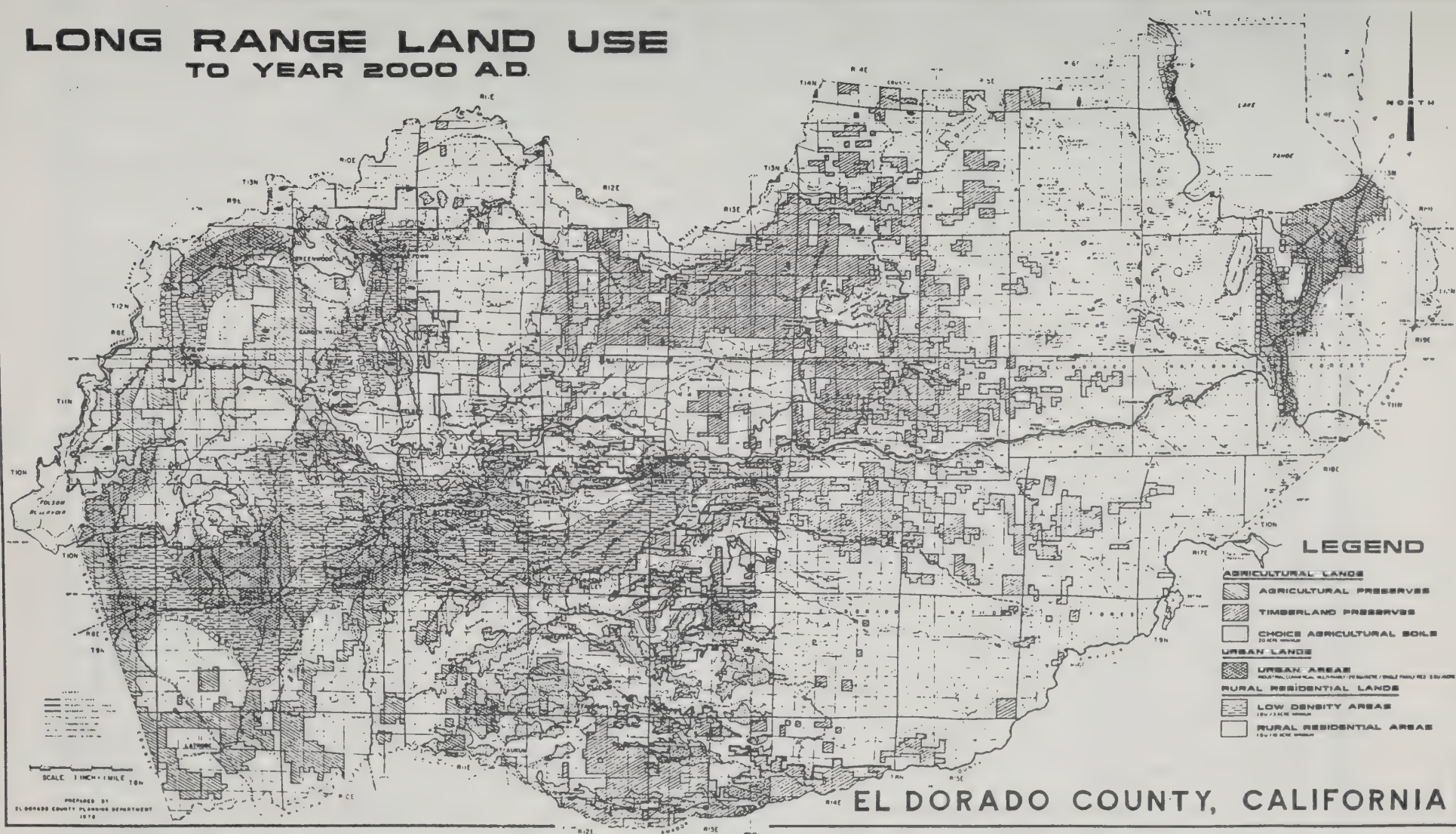


FIGURE IV-A

Note: This map reduction is illustrative only
Please refer to original map on file at the
Planning office for correct information.
April 29, 1986 jr.

TABLE IV-B Number of Residential Parcels							
	Less than 2.5 Acres			Greater than 2.5 Acres			
Tract	Vacant	Improved	Total	Vacant	Improved	Total	TOTAL
305.03	0	0	0	0	0	0	0
306.01	477	674	1,151	832	594	1,426	2,577
.02	415	627	1,042	1,668	1,057	2,725	3,767
.03	651	479	1,130	913	444	1,357	2,487
307	1,745	2,740	4,485	701	454	1,155	5,640
308.01	114	379	493	440	478	918	1,411
.02	844	3,197	4,041	72	37	109	4,150
.03	313	864	1,177	186	399	585	1,762
.04	197	479	676	556	862	1,418	2,094
309.01	59	106	165	513	664	1,177	1,342
.02	134	417	551	540	758	1,298	1,849
310	143	663	806	201	225	426	1,232
311	106	335	441	197	172	369	810
312	123	523	646	119	94	213	859
313.01	215	761	976	292	240	532	1,508
.02	345	1,200	1,545	128	106	234	1,779
314.01	1,006	2,283	3,289	1,127	928	2,055	5,344
.02	1,142	611	1,753	1,854	962	2,816	4,569
.03	58	141	199	15	5	20	219
315.01	273	1,364	1,637	792	821	1,613	3,250
.02	216	968	1,184	198	314	512	1,696
	33	88	121	29	21	50	171
Total	8,609	18,899	27,508	11,373	9,635	21,008	48,516

TABLE IV-C Potential Development in Acres

Tract	SFRLD	SFRMD	SFRHD	MF	RRA	Total
305.03	0.00	0.00	0.00	0.00	0.00	0.00
306.01	5,221.28	3,301.54	679.48	100.64	20,185.38	29,488.32
.02	11,716.55	2,249.80	0.40	70.44	37,457.76	51,494.95
.03	5,773.97	2,960.92	79.11	21.09	23,499.23	32,334.32
307	3,817.37	3,200.44	7,709.44	442.77	27,693.88	42,863.90
308.01	9,985.06	76.99	311.79	10.84	3,172.67	13,557.35
.02	0.00	4.00	2,676.94	176.52	13.40	2,870.86
.03	3,253.87	831.40	1,104.96	95.70	364.66	5,650.59
.04	7,446.82	1,390.34	102.33	179.93	5,872.28	14,991.70
309.01	7,485.04	130.91	0.00	0.00	7,032.61	14,648.56
.02	7,870.37	1,076.15	114.11	9.93	1,935.20	11,005.76
310	1,565.37	1,136.41	204.77	33.63	2,613.99	5,554.17
311	714.89	623.55	82.85	0.00	5,528.12	6,949.41
312	1,356.59	786.94	60.76	11.28	712.95	2,928.52
313.01	380.97	4,301.75	249.72	6.19	5,633.32	10,571.95
.02	229.97	728.94	604.25	144.70	1,974.65	3,682.51
314.01	7,108.50	4,431.66	1,252.59	1.96	15,548.49	28,343.20
.02	16,748.51	370.06	541.10	98.53	45,129.74	62,887.94
.03	68.25	33.83	82.41	2.50	1,065.22	1,252.21
315.01	6,410.54	1,529.11	867.94	273.51	24,347.68	33,428.78
.02	2,477.00	747.81	1,026.23	124.62	209.70	4,585.36
	217.00	49.14	43.77	36.91	0.00	346.82
Total	99,847.92	29,961.69	17,794.95	1,841.69	229,990.93	379,437.18

TABLE IV-D Potential Development in Dwelling Units

Tract	SFRLD	SFRMD	SFRHD	MF	RRA	Total
305.03	0	0	0	0	0	0
306.01	747	1,651	1,359	1,208	505	5,470
.02	1,675	1,125	1	845	936	4,582
.03	826	1,480	158	253	587	3,304
307	546	1,600	15,419	5,313	692	23,570
308.01	1,428	38	624	130	79	2,299
.02	0	2	5,354	2,118	0	7,474
.03	465	416	2,210	1,148	9	4,248
.04	1,065	695	205	2,159	147	4,271
309.01	1,070	65	0	0	176	1,311
.02	1,125	538	228	119	48	2,058
310	224	568	410	404	65	1,671
311	102	312	166	0	138	718
312	194	393	122	135	18	862
313.01	54	2,151	499	74	141	2,919
.02	33	364	1,209	1,736	49	3,391
314.01	1,017	2,216	2,505	24	389	6,151
.02	2,395	185	1,082	1,182	1,128	5,972
.03	10	17	165	30	27	249
315.01	917	765	1,736	3,282	609	7,309
.02	354	374	2,052	1,495	5	4,280
	31	25	88	443	0	587
Total	14,278	14,980	35,592	22,098	5,748	92,696

Key for Tables IV-C and IV-D:

SFRLD-Single Family Residential, Low Density (1 unit/5 ac.)
SFRMD-Single Family Residential, Medium Density (1unit/1 ac.)
SFRHD-Single Family Residential, High Density (Up to 4
units/acre)
MF-Multi-Family (Up to 20 units per acre)
RRA-Rural Residential Agriculture (Minimum 10 ac. parcels)

The data in Tables IV-C and IV-D was obtained from the County Database. The information in the database was taken from 1989 Assessor's Records.

Mobilehome parks are permitted in the Mobilehome Park zone (MP), Combining Mobilehome zone (M), the Commercial (C, CP, CG) and Tourist Residential (RT) zones with a Special Use Permit.

The potential development of multi-family units has also been adequately provided for in the zoning ordinance. Multiple-family units are allowed in two multi-family zone districts (R2 and MF), and in commercial districts with a Special Use Permit.

An inventory of the lands that are designated for rural, low, medium, high and multi-family uses are identified in Table IV-C. Development trends indicate that most of the multi-family development is occurring in the Cameron Park area and the El Dorado/Diamond Springs area. Census Tracts 307, 308.02, 308.04 and 315.01 provide the greatest number of vacant acres for multi-family use. Roughly 50% of all lands designated as multi-family lie within these Census Tracts.

Insufficient, undependable water supplies from private wells and soil limitations for septic systems pose a serious constraint to development throughout the County, particularly in terms of density necessary to permit affordable housing opportunities. It is a policy of the Long Range Land Use Plan to require all projects and subdivisions occurring within the designated Urban Lands area to be served by public water for domestic and emergency (fire protection) needs. In addition, where developments are located in a wastewater service area and a possibility for connection exists, confirmation of service is a prerequisite to development approval. A discussion of the existing public sewer and water facilities in El Dorado County will be discussed as a non-market constraint.

In summary, the County is in compliance with AB 2853 in that sufficient, vacant land is zoned or designated for residential uses of all densities within constraints posed by the limitations of public facilities.

C. Non-Governmental Constraints:

Meeting the housing demand is a complex production system that involves the local and federal governments, bankers, labor groups, suppliers, public and private utilities, real estate persons, and, ultimately, the consumer. The delivery of housing is based on the incentive from the developer in response to three significant economic factors: (1) the supply and demand, (2) the money market (the cost of money), and (3) the return of the investment.

Supply and Demand: Demand usually determines the kind of housing that is produced. The greatest demand is for single-family detached homes for small households in the middle and upper income range; consequently, to maximize their economic return, builders will usually respond to this demand. Unfortunately, there is little incentive for the builder to produce low cost housing since the risk is higher and the profit margin often lower.

Demand also results in construction of residences with special features which contribute to the overall price of the house. These special features include air conditioning, two-car garages, fireplaces, built-in appliances, etc.

Demand may affect price in yet another manner. While the population of El Dorado County has grown significantly in the past few years, there has also been an increase in the amount of two-income households. This increase in household income contributes to the "bidding up" of the price of housing.

The Cost of Money: Financing costs have a significant impact on the price of housing. Fortunately for homebuyers, the cost of financing has dropped in the last year or so, as a result of the recession. Lower interest rates also benefit the builder, as there is generally a reliable supply of money available for construction. Currently, interest rates are hovering around 9%, which is about half what they were in 1984, and the lowest they have been in almost a decade. Low rates have been almost the sole reason that the real estate market has not collapsed completely during the recession.

Availability of Financing: The Community Reinvestment Act (CRA) was enacted by Congress in 1977 to encourage reinvestment in lower income and minority neighborhoods. The purpose of the CRA is to help prevent discrimination in mortgage lending due to race, income, age of housing stock, neighborhood characteristics and other socio-economic factors. With the passage of the CRA, Congress also enacted the Home Mortgage Disclosure Act (HMDA) that requires regulated financial institutions to disclose the number, amount and location of residential loans originated. In 1990, the Federal Financial Institutions Examination Council approved a new format for HMDA statements, requiring financial institutions to disclose application data on the race or national origin, gender and income of loan applicants. The application data provide critical information to determine whether lending discrimination exists within a particular neighborhood or community. The first HMDA report with application data will not be available until late 1991 or early 1992.

The County conducted an analysis of the availability of financing by surveying a small sample of local mortgage brokers, banks, and realtors. The findings did not disclose a practice of discrimination due to race, average income of an area, neighborhood characteristics or other socio-economic factors.

Typically, lending institutions are more reluctant to lend on properties where the value of the land exceeds 30% of the total value of the property (house and improvements being less than 70% of the total value). Also, difficulty in financing may occur where the real estate appraiser has indicated that the time required for resale of the property may be 6 months or greater. These lending considerations are more prevalent in the rural areas of the County and/or where homes are situated on large acreage. These circumstances are not considered as a hinderance to the

provision of affordable housing.

Economic Return: The builders and developers who supply the available housing do so because of the expected return on their investment. Rising costs to the developer also contribute to the rising cost of housing. There is general consistency in the price of homes and land throughout the County, when location is taken into account. Parcels close to the urbanized Highway 50 corridor tend to be very expensive, while those in the more remote areas are cheaper. Also, parcels far from the urbanized areas are usually larger. The larger size tends to offset a lower per-acre price; one acre in Shingle Springs will cost about the same as 5 acres in Pleasant Valley. Besides locational differences, all price ranges are dependent on available services, topography, zoning, land use capabilities and opportunities for further subdivision.

The costs associated with site preparation can have a major effect on the sale price of a lot or parcel. All land subdivisions (creating 5 or more parcels) and parcel splits (creating 4 or fewer parcels) may only be done in accordance with the County Major or Minor Land Division Ordinances. As a result of ordinance standards and regulations, ultimate development costs can vary greatly depending on necessary road improvements, sewer and/or water line extensions, surveying fees, impact mitigation fees, and other variables. These will be discussed under Governmental Constraints.

Materials and labor costs will affect the price of the house. According to the November-December 1990 issue of Building Standards magazine, the following building valuation data represents the average costs for construction as:

Single family dwellings:

Type V masonry "good" construction.....	\$75.70/sq.ft.
Type V masonry "average" construction.....	\$59.00/sq.ft.
Type V wood frame "good" construction.....	\$71.80/sq.ft.
Type V wood frame "average" construction.....	\$50.70/sq.ft.

Apartment Houses:

Type V masonry "good" construction.....	\$68.70/sq.ft.
Type V masonry "average" construction.....	\$55.10/sq.ft.
Type V wood frame "good" construction.....	\$62.00/sq.ft.
Type V wood frame "average" construction.....	\$49.00/sq.ft.

Obviously, the County cannot do anything about construction costs. Increasing density would have only a minimal effect on rents. From a regulatory standpoint, it does not appear that there is much the County could do to reduce rental rates to the \$390 per month that is necessary for very low income families to be able to afford them.

D. Governmental Constraints

Governmental constraints most often cited as causes toward the rising costs of housing are land use controls such as density and development standards, the increasing level of required

improvements for subdivisions, the lengthy permit process and service impact fees. This section will briefly examine these issues.

County Development Fees: The County's permit fees and permit processing times do not appear to be a major constraint on the development of new multi-family housing. It is estimated that it would cost approximately \$996,000 to develop a one-acre, twenty unit apartment complex. Of that, only about \$50,000 are fees paid directly to the County. EID would collect about \$91,000. Construction costs would run \$735,000. The rent required to pay for such a project would be \$450-500 per month.

Development fees paid to the County do not have a significant effect on the cost of housing. County fees for a typical 100-unit high-density subdivision add less than \$100 to the cost of each unit. If an EIR is required, the per-unit cost is still less than \$1000. Permit processing times are regulated by State law. The County makes every effort to comply with these regulations, and the vast majority of projects are completed within the allowed time frame.

According to information provided by the development industry, only about \$3500 of the \$16,000 in fees are paid directly to the County. The rest go to various Districts or programs over which the County has no control. Much of the land development cost is in the infrastructure necessary for high-density subdivisions. In this case, the County can either reduce the required improvements (i.e. dirt roads) or increase density.

Local Land Use Controls: The land use maps and the community area plans currently allow for substantially more residential units than the existing zoning permits. Land use regulations, however, do not constrain the availability of high density residential land for the construction of housing. Adequate land for multi-family and high density residential development has been allotted. Tables IV-C and D illustrates the number of acres within each land use designation by Census Tract. In addition, the Table also gives the maximum number of units to build-out for each Census Tract.

The following densities are allowed by land use designation:

Rural-Residential Agricultural: One dwelling unit per 10-160 acres. This designation is most often applied in the very rural areas or on lands that are designated as potential and existing agricultural lands.

Single-Family Residential - Low Density: One dwelling unit per five-acre minimum. This is a low density designation related to the RE-5 or Residential Estate, Five-acre Minimum, zoning designation. The designation is found most often in the rural areas where the topography and availability of services make higher densities impossible. There is a high demand for five-acre parcels within the County.

Single-Family Residential - Medium Density: One acre minimum. The County does not have an abundance of these lands. These areas are centered in the Greenstone, El Dorado/Diamond Springs, Placerville and Shingle Springs Area Plans.

Single-Family Residential - High Density: Maximum of five dwelling units per acre. High density residential use designations are most prevalent in the western part of the Highway 50 corridor. Prior to the water moratorium, most of the subdivision activity was occurring in this area.

Multi-Family Residential: This general plan designation allows up to twenty units to the acre. However, terrain and availability of services usually limit density to around 14 units per acre. Currently, Census Tracts 307, 308.02, 308.04 and 315.01 have the greatest potential for multi-family housing.

The present General Plan would allow approximately 22,100 multi-family units. Development trends indicate that most apartment complexes are being constructed in the Cameron Park and the El Dorado/Diamond Springs areas.

Multi-family units are allowed in two multi-family zones, as well as in commercial zones with a Special Use Permit. El Dorado County does not have an ordinance that specifically relates to the provision of sites for rental housing. However, most units constructed within a multi-family zone become rentals. Under the Subdivision Map Act, a developer must submit a subdivision map prior to actually dividing the land. This includes multi-family units that will be sold, rather than rented. There have been several condominium conversions done in the past three years.

Development standards for specific residential zone districts are located in Appendix C.

Increasing Level of Required Improvements or Services: To protect the public health, safety and welfare, improvements are obtained through subdivision requirements. Under the Minor Land Division Ordinance, no parcels may be created that are less than 4.5 acres unless public water or sewer is available. Road improvements are required for all subdivisions.

All subdivision applicants are required to construct a variety of improvements prior to being allowed to record the map and sell the parcels. The improvements are in two areas: on-site and off-site. On-site improvements generally have no limit, and include everything necessary to the functioning of the subdivision: roads, water and sewer lines, grading, sidewalks and streetlights, if necessary. The extent of the required improvements varies with the density of the subdivision. High density (one to five units per acre) will have the greatest amount of improvements, in order to mitigate the greater impacts. Most of the improvements are standardized, such as road widths and construction methods. These

standard improvements are provided in the Design and Improvement Standards Manual (adopted May, 1986, revised May, 1990), which is available at the County office.

Off-site improvements are also required of subdivisions. However, these improvements are limited to the cost of the on-site improvements. On occasion these improvements are not sufficient to mitigate the impacts, and may cause a project to be denied, unless the developer volunteers to construct the improvements. All improvements, whether on- or off-site, add to the final cost of the homes.

Due to the rapid growth rate in El Dorado County, many school and fire districts have become overcrowded or overburdened. All new land divisions must now mitigate any negative impacts on local services such as roads, schools and fire departments. Required mitigations may take the form of fees paid to the affected district, or improvements to affected roads or water lines.

As a whole, major subdivision development costs for a rural subdivision (5 acre parcels, gravel roads, wells and septic tanks, etc.) can run \$20,000 per parcel. Standard subdivisions generally cost \$35,000 and up per parcel.

Once the improvements are constructed, additional fees are charged to connect each lot to the available utilities. Common water meter installations for a single family residence range from \$4,800 to \$11,000. Sewer hook-up fees, where required, range from \$7,200 to \$11,000, depending on site location.

In addition to mitigating impacts on public services and infrastructure, new development must also mitigate any negative effects on the natural environment. Often, it requires that an extensive study be done on the site before a single shovel full of earth is turned. If there are any sensitive plant or animal species or archaeological features on the site, an Environmental Impact Report must be prepared, at a cost of tens of thousands of dollars.

All of these improvements, mitigation requirements and environmental documents add to the cost of development. Developers then pass these costs on to the consumer in the form of higher prices for homes.

Inflexibility of Local Codes: Standardized residential development responding to specific setback or dwelling orientation requirements of a zoning ordinance may contribute to higher housing costs. In response to this, the County adopted a planned development zoning ordinance in 1979. The basic intent of this ordinance is to allow flexibility of residential development which may reduce costs. It allows variances to typical size, height, and bulk requirements of conventional dwellings as well as a combination of different land uses which compliment each other, but which may not conform to the existing zoning regulations. In addition, it encourages more efficient use of land and public/private resources.

The County General Plan and State law allows a density bonus if a portion of the units are for low and moderate income households, as defined by the State.

Permit Approval Processing Time: Minor land divisions (parcel maps) require up to six months to process to process through the affected agencies for review, complete the environmental documentation as required by state law, and receive final action on the tentative parcel map. Major land divisions can take between six months and two years to receive tentative approval.

Building permit plan check presently requires three to four weeks to process. The Planning Department reviews and signs off permits at the counter. The Building Department then retains the permit and plans for final structural review.

Capacity of Local Infrastructure: The capacity of the local infrastructure of services and facilities is a major barrier to unlimited residential growth in the County. There is limited public water and sewer service in certain areas of the County, particularly the cities of South Lake Tahoe and Placerville, and other urbanized areas. The South Lake Tahoe Public Utilities District and the El Dorado Irrigation District provide water and sewer service. The Georgetown Divide Public Utilities District provides water only. The service boundaries are shown in Figure IV-B.

Rapid growth on the West Slope of the County is outpacing the ability of the utility districts to provide service. This has resulted in sewer and water moratoriums in different areas of the County. Currently, there is a moratorium on water hook-ups in EID's service district. The water treatment plant in El Dorado Hills is at capacity, and must be replaced or expanded soon.

The long-term availability of water service for most of the west slope is dependent on a major project presently in the design and environmental review stages. The White Rock Project, Texas Hill Project, and other proposed projects, if approved and constructed, will provide a long-range solution to meeting the water demands of the County.

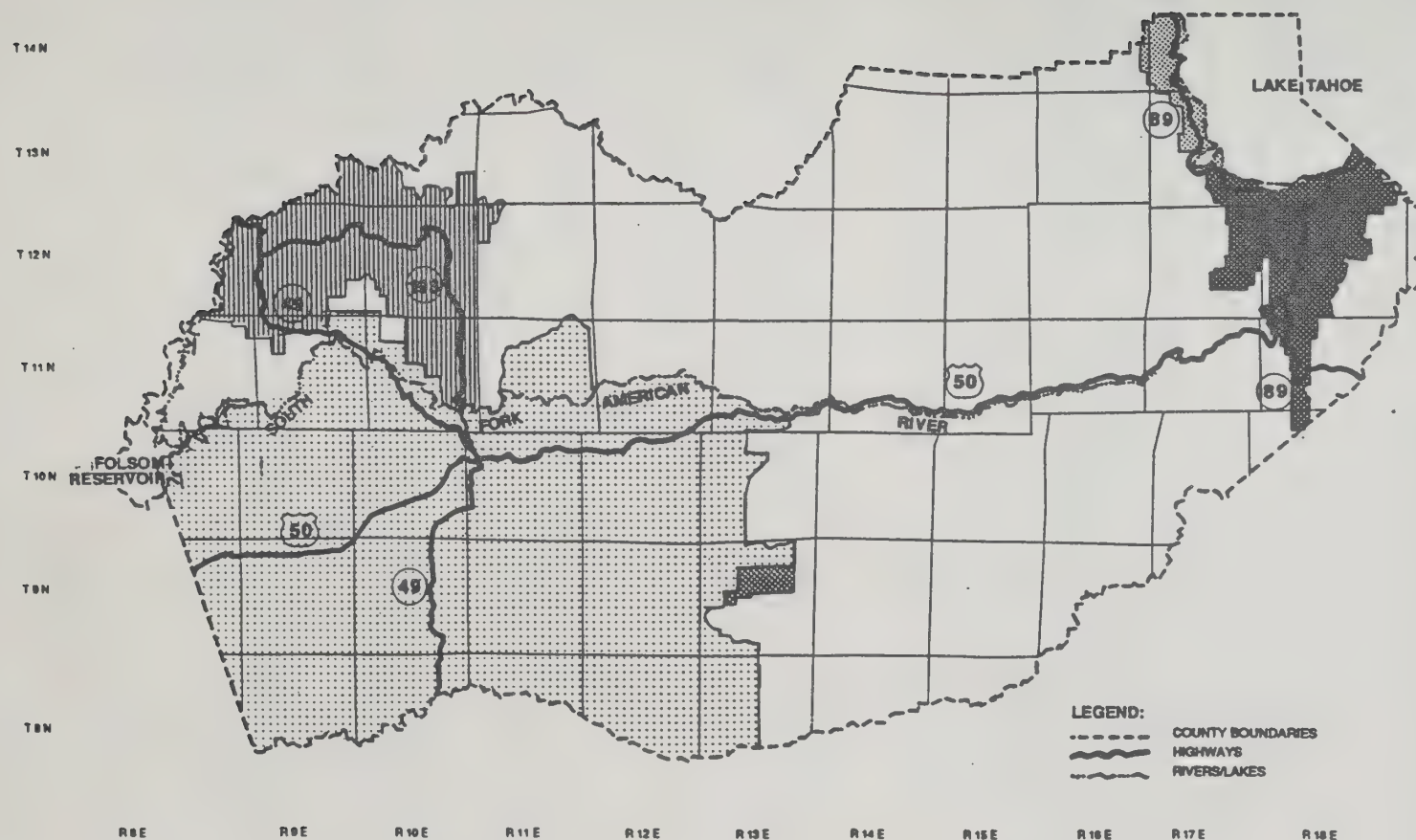
Building Codes: The County of El Dorado's building codes do not function as a constraint to residential development. In 1989, El Dorado County adopted the Uniform Building Code, Uniform Mechanical Code, Uniform Plumbing Code, Uniform Administrative Code, Uniform Housing Code Uniform Code for the Abatement of Dangerous Buildings, and the National Electric Code. The County Building Department uses a two-phase approach to building code enforcement: (a) review building applications to ensure that development plans comply with local regulations; and (b) conduct field inspections to ensure compliance during construction. This enforcement procedure is not unduly burdensome for residential developers.

It is apparent that providing for new development to accommodate the increasing population is very expensive. As state and local

EL DORADO COUNTY 2010 GENERAL PLAN

**Figure 5-1
Water and Wastewater Districts**

-  South Tahoe Public Utility District (STPD)
-  Tahoe City Public Utility District (TCPD)
-  El Dorado Irrigation District (EID)
-  Georgetown Divide Public Utilities District (GDPUD)
-  Grizzly Flats Community Services District (GFCSD)



LEGEND:
 --- COUNTY BOUNDARIES
 --- HIGHWAYS
 --- RIVERS/LAKES



SEDWAY COOKE ASSOCIATES

Figure IV-B

tax revenues diminish, the future incoming residents may be forced to fund the expansion of services and facilities which they demand. This "user pay" theory will undoubtedly have a negative impact on housing costs for future residents. To make the most efficient use of these expanded services, the average home buyer must be willing to accept such cost-effective solutions as smaller, more efficient houses with fewer luxuries on smaller lots. The goal of government should be to assist the developer or builder in providing these opportunities while protecting the public welfare.

Local Utilization of Housing Assistance Programs: Presently, there is no local Public Housing Authority (PHA) organization in El Dorado County. The California Department of Housing and Community Development serves as the County's PHA in implementing existing federal and state funding assistance programs mentioned in this element. Due to the program criteria and difficulty in overall program acceptance, the majority of aid has gone to residents of the cities of Placerville and South Lake Tahoe.

In November 1980, El Dorado County Community Action Council, approved by the Board of Supervisors, began administering a California HCD Section 8 Housing Renter's Assistance Program. This program provides rental assistance to households throughout the County. The program presently serves 185 households in El Dorado County, Placerville, and South Lake Tahoe.

V. HOUSING NEEDS

A. Introduction

This section identifies El Dorado County's need for housing based on regional demand factors, current affordability levels, termination of existing subsidized units, and the special needs of underserved population. The purpose of assessing these issues is to determine the direction of El Dorado County's housing goals, objectives, and programs.

B. Sierra Planning Organization Regional Housing Needs Determinations

While State law mandates that local jurisdictions satisfy their housing demand (the total number of units needed to house the population), they are also required to strive towards meeting a share of the housing needs of persons of all economic levels within the area significantly affected by a jurisdiction's general plan. State legislation enacted in 1980 requires the Sierra Planning Organization (SPO) to determine regional and local housing needs in the four county mountain region for persons of all income levels. According to SPO, State law also requires local jurisdictions to make a sustained and serious attempt to meet the housing needs determinations identified by SPO. SPO's determinations are based on:

1. California Department of Housing and Community Development's household projections by income groups for January 1, 1990 to July 1, 1997;
2. 1990 U.S. Census Report C90-PL-1 on total population and total housing units;
3. Sierra Planning Organization growth projections for 1990 to 2000; and
4. Sierra Planning Organization household income projections for 1980 to 1990.

The most recent determinations were prepared and published by SPO in the "Regional Housing Allocation Plan for Sierra Planning Organization", adopted as amended in December of 1991 (Appendix D).

State Governmental Code Section 65584(c) gives all jurisdictions 90 days to review and revise the determinations contained in the SPO housing determinations report. The 1991 report was accepted by the County of El Dorado.

Housing element updates, including the development or modification of existing housing programs, should consider the regional housing shares. As indicated in Table V-A for the 1990-1997 periods, SPO's projected housing needs determinations for the unincorporated portions of the County of El Dorado call for the production of a total of 17,335 units, of which:

1. 3,937 should be affordable to very-low-income households;
2. 3,234 should be affordable to low-income households;
3. 4,043 should be affordable to moderate-income households; and
4. 6,122 should be affordable to above-moderate-income households.

SPO's total housing needs determination for the County of El Dorado deals strictly with the projected housing need of 1990 to 1997. The projected housing need is based on the number of additional housing units needed to accommodate the projected regional growth in households. SPO's housing needs determination does not address issues of unmet past needs, or existing or current needs.

C. Housing Costs and Ability to Pay

It has been common for housing finance agencies to use a housing affordability index of 25% of income. Any housing payment (including rent or mortgage) over 25% of the household's gross income would be considered unaffordable. House or rent payments below 28% would be considered affordable. With utilities included, the affordability index increases to 30%, that is, rent or mortgage plus tenant-paid utilities (excluding telephone) should cost no more than 30% of the household income.

Table V-B is a list of average wages in certain economic sectors of El Dorado County (selected because they represent the largest growth sectors in the county) and the housing allowance of the employees drawing those wages based on the 25% of income standard. This table illustrates the economic resources that those people working in the county have available to spend for housing. The typical construction worker in 1990 could only afford a mortgage of \$50,000 if that worker spent only 25% of his or her income towards payments on principle and interest. When we add in the required property tax and insurance payments of approximately \$140 monthly, the construction worker would have \$335 available for principle and interest payments. This typical wage earner now qualifies for a

Table V-A

REVISED
SIERRA PLANNING ORGANIZATION

EL DORADO COUNTY

1990 HOUSEHOLDS BY INCOME GROUP*

	<u>VERY LOW</u>	<u>OTHER LOW</u>	<u>MODERATE</u>	<u>ABOVE MOD.</u>	<u>TOTAL</u>
Placerville	1,018	679	815	882	3,394
So. Lake Tahoe**	1,984	1,811	2,070	2,760	8,625
Balance of County	<u>7,313</u>	<u>5,920</u>	<u>7,906</u>	<u>13,687</u>	<u>34,826</u>
TOTAL	10,315	8,410	10,791	17,329	46,845

1997 FAIR SHARE HOUSEHOLD PROJECTIONS

	<u>VERY LOW</u>	<u>OTHER LOW</u>	<u>MODERATE</u>	<u>ABOVE MOD.</u>	<u>TOTAL</u>
HCD Housing Goals	22%	18%	23%	37%	100%
Placerville	1,018	690	881	1,417	4,006
So. Lake Tahoe**	2,041	1,864	2,130	2,840	8,875
Balance of County	<u>11,250</u>	<u>9,154</u>	<u>11,949</u>	<u>19,809</u>	<u>52,161</u>
TOTAL	14,309	11,708	14,960	24,066	65,042

ASSUMPTION: Average 4.8% annual county growth rate

1990 - 1997 FAIR SHARE NEEDS ALLOCATION

	<u>VERY LOW</u>	<u>OTHER LOW</u>	<u>MODERATE</u>	<u>ABOVE MOD.</u>	<u>TOTAL</u>
Placerville	0	11	66	535	612
So. Lake Tahoe**	57	53	60	80	250
Balance of County	<u>3,937</u>	<u>3,234</u>	<u>4,043</u>	<u>6,122</u>	<u>17,335</u>
TOTAL	3,994	3,298	4,169	6,737	18,197

* Source: Housing and Community Development, "Household Projections by Income Group " (From final 1990 U.S. Census Household totals)

* South Lake Tahoe Housing is allocated and regulated by the Tahoe Regional Planning Agency

mortgage of only \$35,000. Homeownership is clearly out of the reach of the workers who build the homes in El Dorado County. With a grand total of only \$475 per month to spend on housing costs, and the average market rate one-bedroom apartment renting at \$478 per month, even rent will be difficult for this worker to afford, particularly if he or she has a family.

While moderate-income renters have more choices for affordable housing, low-income renters are spending far more than 25% of their income for housing. A family of four with an income of 50% of the area's median income would be far out-spending their housing allowance to rent the average three- or even two-bedroom apartments surveyed in unincorporated El Dorado County. A single parent receiving \$694 from AFDC for the support of two children cannot afford market rents, since to be affordable, an apartment would need to cost no more than \$174 per month. Even with a food stamp allowance added in, their 25% of income housing allowance would still come to just \$239. Rent on an average-priced two-bedroom apartment (\$600) consumes 85% of this family's income.

TABLE V-B
WAGES, INCOMES AND HOUSING ALLOWANCES IN EL DORADO COUNTY

<u>Income Source</u>	<u>Wage/ Income</u>	<u>Monthly Housing Allowance**</u>	<u>Maximum Mortgage</u>
1990 Adjusted Mean Wage*			
All Wage Employees*	19,009	\$396.00	42,000
Construction Wage	22,830	475.00	50,000
Service Wage	16,713	348.00	36,500
Retail Wage	12,808	266.00	28,000
Two Wage Earners	38,018	792.00	83,165
Public Assistance	8,328	174.00	
Aid to Families with Dependent Children (1 parent, 2 children)			
1990 Median Income (family of 4)	37,500	781.00	82,000
Low Income***	to 30,000	625.00	66,000
Very Low Income	less than 18,750	391.00	41,000

* These figures represent wages for jobs in El Dorado County. Based on 1987 EDD data, the 1990 wage estimates are calculated using a yearly inflation adjustment of 4.4%.

** Housing allowance calculated at 25% of income for rent or mortgage payments.

*** Low Income = 50 to 80% of area median income
Very Low Income = less than 50% of area median income

Source: El Dorado County Affordable Housing Study

The 1980 census found that 75.7% of lower income renter households in the unincorporated communities were overpaying for housing, and 59% of owners were overpaying. The 1990 census figures show that 60% of all renter households were paying more than 25% of their incomes for rent, not including utilities. Of the lower income renter households in the unincorporated communities the figure has risen to 79% that are overpaying for housing. A full 50% of the total number of lower-income families were paying more than 35% of their total income for rent, excluding utilities. Of the owner-occupied households, the 1990 census figures show that 42% of all owner-occupied households were paying more than 25% of their incomes for rent, not including utilities. 57% of the lower-income owner-occupied households paid more than 25% of their total incomes for housing, with 38% of the total number of lower-income owner-occupied households paying more than 35% of their incomes for housing. It is clear to see that the problem of overpayment has intensified over the past decade, not only for very-low- and low-income households, but for moderate-income households as well.

Tables V-C and V-D graphically demonstrate the housing affordability gap between newly constructed rental and purchase housing and the ability of those households at or below the area's median income to pay.

D. Termination of Housing Subsidies

A chart of the subsidized apartments on the Western Slope of El Dorado County (Table V-E) reveals that out of the 13 apartment complexes listed, 9 are located within the city limits of Placerville. Of the remaining 4 subsidized multi-family complexes, 2 are located in Cameron Park. Both have minimum income requirements for tenants who wish to rent the subsidized units. A twelve-unit building is located in Shingle Springs, and a 23-unit complex for seniors citizens is located in Diamond Springs. This senior complex include 4 units designed for handicapped seniors. In 1990 there were 38 persons on the waiting list to rent in this complex.

None of the subsidized apartment units will be subject to termination of their federal mortgage or rent subsidies during the period from 1992 through 1997 (Table V-F). (Source: El Dorado County Senior and Family Services Division, John Litwinovich and Joann Baumbach).

E. Special Housing Needs

Special housing needs includes housing for the elderly, disabled or handicapped persons, particularly those in need of specially designed units, the homeless, battered women and children, households in poverty including female-headed households, large households, overcrowded households, Native American households and the housing needs of seasonal and/or migrant farmworkers.

Table V-C

**HOUSING AFFORDABILITY GAP
NEWLY CONSTRUCTED RENTAL HOUSING
EL DORADO COUNTY**

DEVELOPMENT COSTS

UNIT DEVELOPMENT COST		\$76,000
Land	\$7,000	
Site Improvements	\$7,000	
Construction	\$36,000	
Permits & Fees	\$9,000	
Soft Costs/Profit	\$17,000	
DEVELOPER EQUITY 20%		\$15,200
LOAN REQUIRED		\$60,800

RENT CALCULATION

	MONTHLY	ANNUALLY
Debt Service 11%, 30 years	\$580	\$6,960
Operations/Management	\$175	\$2,100
Reserves	50	600
Return	0	0
RENT	\$805	\$9,660
Minimum Income*	\$3,220	\$38,640 **

*Based on 25% of income spent on housing costs

**El Dorado County Median Income = \$37,500

SUBSIDY REQUIRED TO BE AFFORDABLE

	VERY LOW-INCOME*	LOW INCOME**
Yearly Income	\$18,750	\$30,000
Monthly Rent***	\$391	\$625
Actual Rent	\$805	\$805
Gap: monthly rent	\$414	\$180
Development subsidy required per unit unit for affordability	\$43,512	\$18,901

* 50% of County Median Income of \$37,500

** 80% of County Median Income of \$37,500

*** Based on 25% of income spent on housing costs

Table V-D

HOUSING AFFORDABILITY GAP
NEWLY CONSTRUCTED SINGLE FAMILY
EL DORADO COUNTY

DEVELOPMENT COSTS

COST ITEMS	COST ESTIMATE
Housing Construction Cost 3br/2ba 1,100 sq.ft. @ \$45/sq.ft.	\$49,500 \$49,500
Land (Finished Lot)	\$90,000
Soft Costs	\$10,000
Permits & Fees	\$15,500
Overhead/Profit	\$15,000
Total	\$180,000

AFFORDABILITY

		Above Moderate Income	Above Moderate Income	Moderate Income	Low Income
Sales Price		\$180,000	\$150,000	\$100,000	\$70,000
Down Payment (10%)		\$18,000	\$15,000	\$10,000	\$7,500
First Mortgage		\$162,000	\$135,000	\$90,000	\$62,500
Monthly Payment	9.5%	\$1,360	\$1,140	\$760	\$530
Taxes & Insurance		\$183	\$158	\$117	\$92
Monthly Housing Cost		\$1,543	\$1,298	\$877	\$622
Minimum Monthly Income*		\$6,173	\$5,193	\$3,507	\$2,487
Minimum Annual Income		\$74,080	\$62,320	\$42,080	\$29,840
Percent of Median Income (\$37,500)		198%	166%	112%	80%

*Based on 25% of income spent on housing costs.

Table V-E

APARTMENT COMPLEXES IN EL DORADO COUNTY (WESTERN SLOPE)

Carson Ridge 2880 Schnell School Road Placerville, CA 95667 Manager: Mrs. Hansen 626-1380	Subsidized 1-3 bedrooms (30% of income) To move in - 1st month rent & security deposit equal to 1 month rent	78 units \$900-1,000 income/month SS & good credit - \$800/mo. Const. 1983 & 87
Country Club Gardens 2135 Garden Circle Cameron Park, CA 95682 677-1646	1 & 2 bedrooms \$425 & \$495 To move in - 1st month rent & \$200 deposit No pets	24 units Min. income - 3x rent asked Const. 1973
Deerview Park Apartments 2880 Schnell School Road Placerville, CA 95667 626-8600	Subsidized 1 & 2 bedrooms (30% of income) To move in - 1st month & last month rent	48 units Very low income - no min. income Const. 1982
Diamond Springs Apartments 643 Pearl Place Placerville, CA 95667 622-8553	Subsidized 1, 2, 3 bedrooms (30% of income) To move in - 1st month rent & \$200 deposit.	39 units Min. income - \$1,000/month Const. 1984 & 85
Green Valley Apartments 2640 La Cresenta Cameron Park, CA 95682 677-3351	Subsidized 1, 2, 3 bedrooms (30% of income) To move in - 1st month rent & security deposit equal to 1 month rent	40 units Min. income - \$11,800/year Const. 1984
Abraham Lincoln Manor 6600 Mother Lode Drive Placerville, CA 95667 Manager: Ruby Taylor 621-0959	Studio & 1 bedroom units (30% of income) FOR SENIORS ONLY	55 units Minimum income
Sunrise Gardens 1400 Woodman Circle Placerville, CA 95667 626-3394	1 & 2 bedrooms (30% of income) FOR SENIORS	Min. income - 1 bed. \$11,850 gross - 2 bed. \$13,500 gross 67 units, 2 year waiting list
Woodridge East Apartments 2811 Cold Springs Road Placerville, CA 95667 622-7784	Subsidized 1, 2, 3 bedrooms (25-30% of income) To move in - equal to one months rent	100 units Min. income - \$680/month Const. 1973 & 74
Placerville Apartments 2864 Coloma Street Placerville, CA 95667 622-1186	Subsidized 1, 2 & 3 bedrooms (30% of income) To move in - 1st, & security deposit	84 units Min. income - 2 bed. \$11,000 Const. 1986
Tunnel Street Apartments Tunnel Street Placerville, CA 95667 626-6951	Subsidized 1 bedroom (30% of income) 4 handicapped apt. FOR SENIORS ONLY	39 units no minimum income Const. 1986

Table V -E

APARTMENTS COMPLEXES IN EL DORADO COUNTY (WESTERN SLOPE)
PAGE 2

Gold Country Retirement Community 4301 Golden Center Drive Placerville, CA 95667 621-1826	1 & 2 bedroom apartments w/meals & Maid \$825-\$1,500/mo. To move in - 1st, last & & \$500 prep. fee FOR SENIORS ONLY	150 units No minimum income Const. 1986
Diamond Sunrise 4015 Panther Lane Diamond Springs, CA 95619 622-4121	1 bedroom units (30% of income) 4 handicapped apartments FOR SENIORS ONLY	23 units minimum income - \$500/mo Const. 1987 38 on waiting list
Shingle Springs Apartments 3900 Creekside Court Shingle Springs, CA 95682 No on-site manager-call Sandy Hinz 823-2477	1 & 2 bedrooms \$335 - \$375 (30% of income)	12 units No minimum

SOURCE: EL DORADO COUNTY SENIOR AND FAMILY SERVICES

Table V-F

INVENTORY OF LOW INCOME RENTAL UNITS
SUBJECT TO TERMINATION OF FEDERAL MORTGAGE AND/OR RENT SUBSIDIES
BY THE YEAR 2008

PROJECT NAME STREET LOCALITY ZIP CODE	OWNER NAME STREET LOCALITY ZIP CODE	FHA PROJECT # SECTION OF ACT OWNER/TENANT TYPE RENT SUP, FLEX, TPA	LOAN AMOUNT LOAN TERM, INTEREST RATE PROCESSING STATUS FINAL ENDORSEMENT DATE	SECTION 8 CONTRACT # PROGRAM/FINANCE TYPE SECTION 8 TYPE HAP AGREE/EXEC DATE	TOTAL UNITS TOTAL ELDERLY		EARLIEST DATE OF SUBSIDY TERMINATION*	
					FHA	SECTION 8	FHA	SECTION 8
1 WOODRIDGE E PHASE I 2785 COLD SPRINGS RD PLACERVILLE 95667	PLACERVILLE INVEST 2811 COLD SPRING R PLACERVILLE, CA 95667	13644084 236(J)(1) LD FAM	\$592,200 40 7.00 FINAL ENDRS CURRENT 29FEB72		50 0	0 0	28FEB92 (+20)	
2 WOODRIDGE E PHASE II 2811 COLD SPRINGS RD PLACERVILLE 95667	WOODRIDGE INVESTOR 66 E SANTA CLARA S SAN JOSE, CA 95113	13644192 236(J)(1) LD FAM	\$651,500 40 7.00 FINAL ENDRS CURRENT 11OCT73		50 0	0 0	11OCT93 (+20)	
3 DEER VIEW PARK..... PLACERVILLE	SIERRA DEVELOPMENT ---	---		CA30R000006 NEW CON FMHA SEC 515/8 27FEB81 23AUG82	0 0	47 0	23AUG02 (+ 0)	
4 CHATEAU BIJOU 3421 SPRUCE AVE SOUTH LAKE TAHOE 95705	DHA REALTY C/O 3421 SPRUCE AV SOUTH LAKE TAHOE, CA 95705	13644117 236(J)(1) LD FAM	\$1,241,800 33 10.00 FINAL ENDRS CURRENT 03AUG72		92 0	0 0	03AUG92 (+20)	
5 SIERRA GARDENS 1801 LAKE TAHOE BL SOUTH LAKE TAHOE 95705	SIERRA GARDEN APTS PO BOX 1570 LODI, CA 95241	13644254 236(J)(1) LD FAM	\$1,323,900 40 7.00 FINAL ENDRS CURRENT 07AUG74		76 0	0 0	07AUG94 (+20)	

*Based on project status 4/1/91. Numbers in parentheses indicate years of subsidy still remaining at earliest date of termination.

†Most Flexible Subsidy projects have use restriction requiring retention of low- and moderate-income character for at least the remaining term of mortgage.

Prepared for California Housing Partnership by California Coalition for Rural Housing Project. Source: HUD MIDLIS and MIS databases.

Persons With Incomes Below The Poverty Level: The 1990 U.S. Census estimates that there were approximately 4,522 households, or 10,968 residents with incomes at or below the 1989 poverty level of \$12,674 for a family of four.

The poverty level is set by the 1961 assumption that families of three or more persons spend approximately one-third of their income on food. The "poverty level" was set at three times the cost of the U.S. Department of Agriculture's "economy food plan", that is the least costly of their four nutritionally adequate family food plans. Since in 1961 it was common that housing did not consume more than one-fourth of a family's total disposable income, housing costs are not included in the definition.

The definition of "poverty level" is determined at a national level by the Social Security Administration, and does not take into account the higher costs of living of particular states or regions. The same income level which is recognized as "poverty" in North Dakota, for example, is also the "poverty level" in California, even though the Californian must pay considerably higher costs for housing than the North Dakotan.

Households with Children Below the Poverty Level, Including Single Parent Families: The 1990 U.S. Census counts two or more related persons living in the same household as a "family". Of the 27,656 families counted in that census in unincorporated El Dorado County, only 13,577 had children living with them. Of those families with children, 624 families headed by a married-couple had incomes that fell below the poverty level.

The 1990 U.S. Census reveals that at that time 2,282 families with children had only one parent present. 668 families with children (4.9% of all families with children) were headed by a single male, 162 of which had incomes below the poverty level. 1,614 families with children (11.8% of all families with children) residing in El Dorado County were headed by a single female, 707 of which had incomes below the poverty level. Due to the fact that it now generally takes two incomes to maintain a family at "middle" class standards, the average income level of this group tends to be lower than that of two-parent families, with an high incidence of one-parent families living near or below the poverty level. Working single heads of household must also pay for daily child care, which in El Dorado County fluctuates from a revolving scale based on income (State subsidized program, for which there is a waiting list) to \$14.00 per day per child (private sector services).

Female Heads of Household: The 1990 Census data lists a total of 5,782 households headed by females. Of these, 2,819 were

single women. 1,557 of the single women were over 65 years of age, 1,483 of which lived alone. 1,262 single women under the age of 65 constitute the rest of these households.

2,271 women headed families according to the 1990 Census data. Of those, 1,614 had children living with them, while 657 were the head of families comprised of adult relatives, including elders.

Special housing needs are encountered by all heads of households who are the primary caregivers for elderly relatives. National statistics show that these caregivers are most likely to be female; even when the elder is related to a male head of household the burden of caring for the relative often falls on female members of the household, whether they work outside of the home or not. The housing needs for families in this situation may be:

1. "granny flat" units which give an elder separate living quarters from the rest of the family, providing all generations of the family with a sense of independence and privacy; and/or
2. housing which may accommodate any physical ability constraints, such as not having stairs or having doorways or hallways wide enough to accommodate a wheelchair, etc.

The non-housing needs of families in this situation may be:

1. the availability of day care for elders who cannot be left unattended during the day;
2. access to senior programs, classes and/or opportunities to socialize with other seniors (such as may be provided by a city or county recreation department, senior services department, or by a private organization or church); and
3. support groups for the family, and particularly for the primary caregivers.

Of the 1,614 families with children (11.8% of all families with children) residing in El Dorado County which were headed by single females, 707 had incomes below the poverty level. On average, lower wages are paid to women than to men with comparable education and training (.63 cents to the dollar), making families headed by single mothers more likely to have difficulty in affording adequate housing. As previously mentioned as one of the special needs encountered by all single-parents, the inclusion of child-care facilities in affordable housing complexes would ease one of the burdens on

these families. Laundry rooms are another amenity that should always be included in any affordable housing complex designed to accommodate lower-income families. Close proximity to public transit would be helpful for some of these families, as well as having such necessary neighborhood commercial facilities as markets and laundromats within walking distance.

692 women headed non-family households according to the 1990 Census. This group includes households consisting of "roommates" or "housemates", as well as houses owned by women who have rented rooms out to boarders.

Overcrowded Households: Homes that house more than 1.01 persons per room (not counting kitchens, bathrooms, closets and hallways) are considered "overcrowded" by HCD. According to that standard, there were 2,434 overcrowded households on the Western Slope in 1990. Approximately 948 of these households are owner occupied, while another 1,486 are rented homes. Of these overcrowded households, a total of 383, consisting of 94 owner occupied and 289 renter households were severely overcrowded, sheltering more than 2 persons per room.

Large Households: Large households are defined by the State Department of housing and Community development as households having five or more persons. Of the 47,033 households in El Dorado County reporting in the 1990 Census, 4,638 or 9.8% of all households were classified as "large". Of those large households, 1,480 contained 6 or more persons.

To keep from being overcrowded, these families need homes with five or more rooms. Because the vast majority of conventional apartment units do not contain more than two, or occasionally three bedrooms, it can be assumed that many large households that rent are paying higher rents by living in single-family houses. While no official data exists, local rental agencies report that trying to find a large home to rent at a reasonable rate is nearly impossible. In addition, many landlords are reluctant to rent smaller homes to larger families in situations where overcrowding would occur, making it even more difficult for large families to find safe, affordable housing.

Battered Women and Children: The Women's Center of El Dorado County runs a shelter for battered women and children, and also provides shelter in local motels. The shelter provides housing for up to three weeks to give battered families time to work through difficult times or find other living arrangements. The shelter can hold up to 15 people at one time but is currently limited to only 7 due to budget constraints at the Women's Center. Short term housing and/or overflow shelter is provided by lodging victims in local motels. The Women's Center reports that they shelter

approximately 20 battered women and children per month. Of those helped approximately 45% are women and 55% are children. Currently the Women's Center reports a need for more "transitional" housing, that is, housing available at extremely low cost for long enough periods of time to enable the women to save for the first and last month's rent and security deposits required to move into their own houses.

Homeless Persons, Including Families With Children: Accurate statistics on the numbers of homeless persons in El Dorado County are not available, and it is impossible to separate any estimates into categories such as the incorporated cities of Placerville and South Lake Tahoe, and unincorporated El Dorado County. Conversations with persons involved in organizations helping homeless families and individuals give an estimate of perhaps 100 homeless persons within the borders of El Dorado County every day. Many are invisible to citizens leading conventional lives, because the homeless are often camping out in National Forest or BLM lands, or well hidden in greenbelts near towns. One organization estimated that 80% of the homeless people they assisted were families with children, 60% of them single mothers. A recent increase has been noted, however, in the numbers of single men seeking assistance. Of the persons assisted it was estimated that approximately 70% were local citizens displaced by eviction for not being able to meet their rent payments; the remaining 30% being persons on the move, many in search of work.

The special housing needs of homeless persons include:

1. temporary no-rent family housing where parents can save enough cash to pay the large move-in costs (usually the first or first and last month's rent and a security deposit which may be equal to another month's rent);
2. permanent housing units affordable on the family's income;
3. affordable single-room occupancy units for single men and women (similar to the YMCA or YWCA boarding hotels that used to exist in many cities); and
4. emergency shelter from severe weather situations, such as might be provided by opening the National Guard Armory on very cold or stormy nights.

Other non-housing needs of homeless persons include food, places to bathe and do laundry, assistance in finding work, child care, assistance in placing children in schools, medical and dental care, and occasionally counseling for problems with drugs, alcohol or mental illness.

Elderly: In 1990, the senior population of El Dorado County, consisting of person aged 65 and above, was 20,757, or roughly 16.5% of the total County population. The 1990 Census counted 9,520 elderly households, of which 7,970 owned their homes and 1,550 lived in rented homes.

Among those senior citizens who do not own their own homes, securing adequate housing is often a problem. The main barriers to adequate, affordable housing are:

1. the inability to pay ever-increasing rents on fixed incomes consisting mainly of retirement or pension funds, which may include Social Security;
2. the need for housing which will accommodate any physical ability constraints, such as not having stairs or having doorways wide enough to accommodate a wheelchair, etc.;
3. the need for housing which is close to public transportation for those elders who do not drive or own a car, and/or for housing with neighborhood commercial activities (i.e. corner markets) within a distance easily walked by senior citizens.

Disabled, Non-Institutionalized Persons 16-64 Years Old: It is estimated by the State Department of Rehabilitation that there are 8,183 persons with amputation or orthopedic disabilities living in El Dorado County. Some of these persons experience mobility problems and encounter difficulties in overcoming particular architectural barriers. (Source: Sierra Planning Organization).

The local branch office of the Social Security Administration reports that in 1990 there were 2,310 blind and/or disabled persons collecting S.S.I. in El Dorado County. Of those persons, 2,244 were adults and 66 were children. (Source: Don Callahan, Branch Manager, Social Security Administration).

Recognized Native American Tribes: As discussed in the analysis of ethnicity (Table II-D), the 1990 U.S. Census recorded 967 persons claiming American Indian, Eskimo and Aleut ancestry living in the County.

One federally recognized rancheria for a portion of the Miwok Indian people exists within the County near Shingle Springs. (Figure V-A) Presently there are 8 homes on the 160 acre rancheria, an increase of 6 homes during the life of the 1984 Housing Element. A 9th home is presently under construction. Ultimate build-out will allow for 25 to 30 homes. Due to Federal recognition and rule, El Dorado County has no

influence over the land use criteria or housing regulations within the rancheria.

Although members of other Native American groups reside within the County they do not represent any sizeable group with special housing needs above those experienced by the County residents as a whole.

Seasonal and/or Migrant Farmworkers: An agricultural economy exists in the foothills and low mountain areas of the county, primarily producing orchard and vineyard crops as well as plantation Christmas trees. These agricultural businesses typically rely on a seasonal labor force which often must compete with the permanent population in the search for affordable housing. The El Dorado County Agricultural Commission estimates that most of the 400 seasonal farm workers are housed in existing residential units which become overcrowded during the harvesting season. The problem has become worse since 1984 since a number of the farmers who provided housing for the seasonal workers have closed them down due to a number of factors. Problems range from the destructive behavior of some tenants towards the units to difficulties in meeting state standards to the satisfaction of the state inspectors. Mention was made by farmers providing housing of having to pay fees to the state in conjunction with providing housing for the workers.

VI. STATUS AND EVALUATION OF EXISTING PROGRAMS

A. Evaluation of Achievements: 1983-1990

In 1984 the Sierra Planning Organization issued its 1983-1990 Regional Housing Allocation Plan for Placer, El Dorado, Nevada and Sierra counties in accordance with state law. Table VI-A summarizes that allocation for El Dorado County. The allocation indicates the number of housing units needed to be constructed for each of the four household income groups.

TABLE VI-A 1983-1990 HOUSING ALLOCATION

	Very Low	Other Low	Moderate	Above Moderate	Total
Unincorporated					
West Slope	2,986	1,900	3,122	5,564	13,572
Placerville	175	96	128	133	532
Balance of County	257	176	203	247	883
Total County	3,747	2,398	3,447	5,395	14,987

Source: Sierra Planning Organization

The plan showed that to meet the total housing production goal, 14,455 units should have been constructed in the unincorporated county between 1983 and 1990. Building permit records indicate that approximately 11,400 were built or planned between 1984 and April of 1990. The gross production figure shows the County's unincorporated areas came close to meeting its housing goal. The county did not meet the critical goal of providing affordable housing opportunities for all income groups. While the county did meet 76% of the total housing production goal, only 5% of the very-low and low-income housing goal was met.

To meet the goals of the Regional Housing Allocation Plan, 6,145 or 43% of the units produced during the seven year period were to be financially accessible to very-low and low-income households. A survey of public housing finance agencies revealed that during that seven year period only about 315 housing units were built with public assistance to ensure affordability. These 315 dwelling units included units affordable to moderate-income households as well as very-low and low-income households. Because most of the affordable units were built as detached single-family homes, the surveyed agencies could not provide a breakdown of the income groups which benefited most from this housing. It is likely that many of the homes were purchased by moderate-income families rather than by the most needy (Affordable Housing Task Force Study, February 1991).

B. EVALUATION OF PROGRAMS LISTED IN THE 1984 HOUSING ELEMENT

1. Programs to Pursue Attainment of the Regional Share of Housing Need

- a. "County staff will quantitatively measure the effectiveness of each program through an inventory of the number and types of units constructed, identifying those developments specifically constructed for low- to moderate-income effectiveness of the programs in a report published annually for review to be submitted to the Housing Advisory Commission, the Planning Commission and the Board of Supervisors."

Evaluation: A review of the Planning Department records since the adoption of the last Housing Element shows that other than the "sweat-equity" and senior housing projects, no developments targeted towards low-to moderate-income households were proposed. Due to the low number of such developments no reports were ever prepared, but the projects were discussed with the above-mentioned bodies.

- b. "Hold public information workshops with Sierra Planning Organization and Housing and Community Development designed to inform developer, contractors and real estate brokers of the status of Federal and State funds, the procedures for accessing these funds, and for the completion of grant applications, criteria for fund allocation, etc."

Evaluation: Although the information was not disseminated in a workshop format, referrals of individual developers were made to the Sierra Planning Organization, who did advise them as to the status of Federal and State funds, the procedures for accessing these funds, and for the completion of grant applications, criteria for fund allocation, and other pertinent facts. Several of these people were interested in Farmer's Home Administration programs, and they were then referred to the appropriate office. Referrals were also made to the Rural California Housing Corporation. Sierra Planning Organization estimates they have received approximately ten such referrals from El Dorado County during the life of the 1984 Housing Element.

- c. "From the public information workshop, a list of public and private groups which provide housing information, grants, funding, programs, etc., will be compiled and distributed."

Evaluation: The Sierra Planning Organization has maintained this list and kept it current during the life of the 1984 Housing Element. The information has been provided to all who have requested it.

2. Programs for the Provision of Affordable Housing Opportunities

- a. "Establish as policy the definition of low- to moderate-income or affordable housing units. Utilize State and Federal guidelines to determine the appropriate definition specifically tailored to the characteristics of the County population (e.g. income levels, household characteristics)."

Evaluation: The County made use of the definition of low- to moderate-income or affordable housing units utilized by the State of California's Housing and Community Development Department. The County also employed the definitions used by the Federal Department of Housing and Urban Development when appropriate, as when working with the Section 8 Rental Assistance programs. The definition used is included below, and comes from information provided by HCD.

"After every decennial U.S. Census, HCD prepares estimates for each county of the proportion of households in four income groups. The groups are based on the income groups defined in State law and implemented by HUD and HCD in their housing finance programs. The definitions include family size adjustment factors. For example, the income limit for a one-person household is 0.7 times the four-person income limit for that income level.

In general, the income limits for a four-person household are the following:

Very Low Income - Income not exceeding 50% of the median family income of the nonmetropolitan county.

Other Low Income - Income between 50% and 80% of the median family income of the nonmetropolitan county.

Moderate Income - Income between 80% and 120% of the median family income of the nonmetropolitan county.

Above Moderate Income - Income above 120% of the median family income of the nonmetropolitan county."

Table VI-B shows how these definitions translate into numbers for El Dorado County, and how those levels have changed from the time periods of the 1984 to the 1992 Housing Elements.

TABLE VI-B
HOUSEHOLD INCOME LEVELS 1980 AND 1990

<u>El Dorado County</u>	<u>1980 (1)</u>	<u>1990 (2)</u>
Very Low	\$0 - 11,540	\$0 - 18,750
Other Low	11,541 - 18,125	18,751 - 30,000
Moderate	18,126 - 22,485	30,001 - 45,000
Above Moderate	22,486 - on	45,001 - on

(1) 1980 U. S. Census

(2) Sierra Planning Organization projections

- b. "Fast track processing for all developments specifically targeted towards groups with low to moderate incomes. For example, projects targeted toward identified groups will be processed faster administratively, receive priority for agendas, etc. A project coordinator will be assigned to assist the developer in taking the project through the approval process. Community Design Review Committees will be encouraged to meet more frequently if the need exists."

Evaluation: This was not implemented. Other than the "sweat-equity" units no developments specifically targeted towards groups with low to moderate incomes were proposed. The "sweat-equity" projects received no special prioritization or coordination.

- c. "Continue to coordinate procedures for streamlining permits or developments which have standardized designs and have been previously checked for code compliance."

Evaluation: The Master Plan Process was established in 1985, and has been in operation since that time. In this process a developer will submit the blueprints for a design or designs they intend to use for more than one house. The plans are checked and filed at the County Building Department. When the builder needs to use the plans he or she submits the proper applications for the project, a site plan for the parcel and a copy of the floor plan. The pre-approved blueprints are then pulled from the County files for use by the builder. The plans remain current for the duration of the building codes by which they were approved. The codes are updated every three years, and builders who have pre-checked plans on file are notified that they may need to bring their plans into compliance with the updated codes. An information sheet is available to explain the process to builders and developers who may be able to benefit from using pre-approved plans (see Appendix D). The process has proved successful, and continues to be improved upon each year.

- d. "Density bonuses shall be favorably considered for those developments that reserve at least 25% of the residential units for low- to moderate-income households. For example, incentives could come in the form of up to a 25% increase in allowed density (Government Code 65913.0), the selective waiver of development fees, etc., or a combination of incentives as may be agreed upon."

Evaluation: Although El Dorado County has a density bonus provision in place as required by state law, only one project identified made use of the bonus provision. This was a proposal for a congregate care facility for senior citizens to be built in the Cameron Park area. The increased density was approved by the Planning Department, but the applicant later modified the project and did not make use of the density bonus. The project application was later withdrawn, and the facility never built.

There has never been a housing project in El Dorado County for which the standard development fees were waived.

- e. "Research the feasibility of adopting a residential incentive zone designed to aid developers in making lower-priced housing available. Within this district the developer would agree to keep the average selling price (all units) below 80% of the average area market selling price in exchange for increasing the allowable density of the development."

Evaluation: The research data collected during this study remains in the Planning Division library. No such zone was ever implemented, however the concept will be re-examined during the development of the Zoning Ordinance of the new 2010 General Plan.

- f. "Research the feasibility of creating a forum for the formation of nonprofit housing cooperatives. Hold community workshops with HCD to inform County residents of the procedures for forming independent housing cooperatives."

Evaluation: This was not done due to the shortage of staff and a heavy backlog of development applications.

3. Programs for the Provision of Special Needs Housing

- a. "Coordinate a procedure for waiving or reducing the school mitigation fees for developments specifically designed for elderly residents."

Evaluation: With the approval of the school district, school mitigation fees were waived for the same congregate care facility that applied to make use of the density bonus as described in item 2.d above. Fees have not been waived for any other projects in the County.

- b. "Research the availability of State, local and private subsidies for handicapped or elderly persons in terms of rental assistance and financial incentives for the developers of handicapped/elderly residential units. Investigate the feasibility of constructing cooperative housing units for groups with special needs."

Evaluation: Due to a lack of staffing this research was not done as part of the Planning Department's responsibilities. The County does participate in the Federal Section 8 Rental Assistance program for handicapped and elderly persons. The percentage of eligible persons able to participate in the program is quite small, however, due to limited funding on the part of the Federal government.

4. Investigation of Local Governmental Constraints to Providing Affordable Housing

- a. "Review the existing fee schedule to determine if the amount of the fee is appropriate to cover the degree of impact or mitigation."

Evaluation: The County impact fees were reviewed in several studies to determine if the amounts being charged were sufficient to cover the costs of mitigation or providing minimum improvement standards. These studies and the dates of their review were as follows:

- i. Road Fee Study, entitled "Executive Report to the El Dorado County Board of Supervisors to Establish a Traffic Impact Mitigation Fee" conducted by the El Dorado County Department of Transportation in 1991;
- ii. School Impact Fee Study, entitled "Assessment of the Growth Impact on Schools in El Dorado County" conducted by the County Office of Education in 1991;
- iii. Application Fee Study, conducted as a workshop with the Board of Supervisors by the El Dorado County Planning Department in 1990.

As the result of these studies both the application and impact fees were raised to more appropriate levels. Due to recent changes in state legislation regarding school facilities funding, that study is in the process of being updated, and may likely result in those fees being raised again. While these higher fees did help the county

and school districts begin to cover the increased costs of providing infrastructure and services, unfortunately, the impact on the development of affordable housing was heightened.

- b. "Establish a program requiring agencies requesting mitigation to justify the request based in quantifiable information. The fee schedule will be reviewed annually to determine if the mitigation fee is targeted toward identified needs."

Evaluation: Agencies having development fees administered by the County are currently requested to submit quantifiable information as to the nature of the fee or any increases thereto. Development fees are reviewed and adjusted annually.

- c. "Explore all feasible methods to finance facility infrastructure improvements to accommodate continued growth including the redevelopment agency, phased capital improvement plans, formation of special tax assessment districts, local special revenue bonds, Federal and State grants, or other innovative financial alternatives."

Evaluation: The decreased availability of both State and Federal funds has necessitated an on-going commitment on the part of many county agencies to research all available possible sources of funding for the maintenance, improvement and expansion of public infrastructures. The above mentioned studies include examinations of various methods of infrastructure financing. For example, the study "Assessment of the Growth Impact on Schools in El Dorado County" includes a chapter entitled "Alternative Methods of Financing School Facilities", which lists five different ways in which funds might be raised for the construction of new schools, and the relative advantages and disadvantages of each method.

- d. "Expand the existing computer files to compile a parcel information data base. From the data base, establish and maintain an inventory of sites suitably zoned within public service areas that can be reviewed by builders and developers to locate developable lands requiring a minimal amount of predevelopment costs."

Evaluation: A parcel-specific data base has been developed as a part of the 2010 General Plan. The data base contains information regarding parcel size, zoning and land use designations, census tract and traffic analysis zone. While currently managed by a professional data base firm under contract with the County, the data base will eventually be accessible to the entire planning staff via computer terminal at planning and building workstations.

The task of phasing both the records and the day-to-day work of the Planning and Building Departments has been proceeding on schedule. A Permit Tracking System was installed in 1987, and is currently in daily use at the Permit Center. Much of the County's Tax Assessment records are now also on a computerized system, which can be accessed from computer terminals in the Planning, Building and LAFCO offices. 22 new computers have been purchased for use by the Planning Department since 1984, 20 for the Building Department plus an additional computer for use at the Planning/Building Permit Center, and 8 for use by the Community Development Administration. Training in their use has been provided by the County's Information Systems Support Department.

- e. "Continue to utilize the Housing Advisory Commission as a task force to study development costs (all phases) of housing and provide recommendations to the Board of Supervisors for reduction of constraints and financing costs."

Evaluation: The Housing Advisory Commission operated from 1981 until 1985. In 1990 the Affordable Housing Task Force was created through the use of a Community Development Block Grant for planning and research. The grant provided funds to complete both a needs assessment and a study entitled "El Dorado County Affordable Housing Study" which was released in February 1991. Some of the recommendations contained in that report, as well as information gathered during the needs assessment, have been included in this document.

5. Provision of Affordable Housing Through Self-Help or "Sweat Equity" Programs

- a. "Publish a public information packet advising potential owner-builders of Building Code criteria. The packet will include information specifically pertaining to helping them formulate and design their building plans."

Evaluation: This was implemented in 1991. The Permit Center now includes a self-serve Information Center where not only owner-builder Building Code criteria are available, but a whole series of both Planning and Building packets containing detailed information on a variety of building and planning situations. This eliminates the need for applicants to wait, at times for more than an hour, in order to get some of their questions answered, and does help to streamline the procedure.

- b. "Establish a public awareness program showing the costs of base construction alternatives in an effort to promote the building of, and public acceptance of small, no frills, basic homes or rental units for the general public."

Evaluation: Due to budget constraints and shortage of staffing during the life of the 1984 Housing Element this was never done.

- c. "Continue to support the existing self-help programs already occurring in the County."

Evaluation: 85 self-help "sweat equity" homes were developed under the sponsorship of the Rural California Housing Corporation during the life of the 1984 Housing Element. The participating families who now own these homes are very-low and low-income households, and include both one and two wage-earner families.

6. Discouragement of Discrimination Practices Which Deny Access to Housing

- a. "Support State and Federal laws prohibiting discrimination in the sale or rental of housing and refer possible violations to the responsible enforcement agency should they be discovered."

Evaluation: The County supports State and Federal laws prohibiting discrimination in the sale or rental of housing, and refers possible violations to the responsible enforcement agencies.

- b. "Support the enforcement of law and regulations prohibiting discrimination in lending practices for residential loans: withdraw County funds from institutions that discriminate in their lending practices."

Evaluation: The County also continues to support the enforcement of law and regulations prohibiting discrimination in lending practices for residential loans. No County funds have been withdrawn from any institutions as it has not been discovered that they have discriminated in their lending practices.

- c. "During the preparation and update of the community area plans, the County shall determine if the existing land use densities within the area plan provide adequate sites for housing opportunities. The County shall support housing in those areas where the infrastructure exists to support high-and medium-density residential uses. If appropriate densities are not provided within those areas, the County shall make findings as to why those areas are not identified with higher density residential development."

Evaluation: El Dorado County is unique in a number of factors regarding the designation of high density areas. Both the lack of public services such as adequate roads, water and sewage services, as well as the extreme topographical conditions of certain portions of the county limit the amount of lands available for high density residential developments. The county's Area Plans provide policy that restrict development of high density residential uses to the availability of adequate services, stating that they may be considered if and when such services became available. Some areas are still lacking such essential public services as adequate roads, water and sewage services, relying on wells and septic systems to meet residents needs. Due to a shortage of both staff and funding,

the area plans were not updated during the life of the 1984 Housing Element.

- d. "Investigate the feasibility of allowing older mobile-homes on residential parcels of less than 10 acres with a special use permit."

Evaluation: At the time of the writing of the 1984 Housing Element, County ordinance allowed mobile homes only on parcels of ten acres or more, and the applicant was required to obtain a Special Use Permit for that purpose. Ordinance 3606 (see Appendix E) was passed on January 21, 1986, permitting by right the use of a mobile home on any parcel for which a single-family home was allowed. In addition, temporary mobilehomes may be placed on parcels which already contain a single-family residence for use by caretakers who assist elderly homeowners, or to house family members who are experiencing physical or economic hardships.

7. Programs for the Provision of Conservation and Rehabilitation of Existing Neighborhoods

- a. "Upon the update of the community area plans (including the Tahoe Basin) study community housing conditions, utilizing "windshield" surveys, based on specific standards; review of 1985 census data; or on other types of surveys, to identify specific neighborhoods or structures in need of rehabilitation or replacement. Study will generate a community map of those areas eligible for Federal and State rehabilitation grants or aid. The study will also identify potential sites for redevelopment projects."

Evaluation: A "windshield" survey of community housing conditions was done as part of the Affordable Housing Task Force Study, and is included in this document as Appendix C.

- b. "Development applications requiring Rezonings and General Plan Amendments will be reviewed with community area plans and the Long Range Land Use Plan policies. If the requested amendments propose new uses that are incompatible with the existing residential neighborhoods, staff will review the

application for the appropriateness of the request."

Evaluation: All Rezoning and General Plan Amendments have been reviewed for their conformance with the policies of the community area plans and the Long Range Land Use Plan. Proposals incompatible with those policies have not been approved for development.

8. Programs for the Provision of Appropriate Jobs/Housing Ratios

- a. "Continue to support existing ordinances which allow mixed-use zoning by right in Commercial and Industrial zone districts. New major industrial and commercial development will be encouraged by the County to provide units for employees. The County will request that employee housing be addressed in the Environmental Assessment/EIR for any major industrial and commercial development."

Evaluation: Since 1984 the County has had no applications for any "major" industrial or commercial developments. Employee housing has not been addressed in any Environmental Assessment/EIR thus far, but will be should such a development be proposed. The County continues to support existing ordinances which allow mixed-use zoning by right in Commercial and Industrial zone districts.

- b. "When rezonings for major industrial and commercial developments occur, an adequate amount of land adjacent or part of the parcel(s) in question will be zoned for multi-family or high density residential development."

Evaluation: As mentioned above no applications for any "major" industrial or commercial developments have been submitted during the life of the 1984 Housing Element. The County does currently have four major industrial and/or commercial areas, and a review of these areas shows the following opportunities for affordable employee housing:

The Barnett Ranch Business Park is contiguous to lands zoned Multi-Family and R1-A (Single Family Residential - 1 acre minimum). Additional land is being amended to a Multi-

Family designation at the time of this writing.

The El Dorado Hills Business Park borders land zoned for Multi-Family, Single Family Residential and Single Family Residential - 1 acre minimum.

The Park West Business Park in Diamond Springs is adjacent to lands zoned for high density parcels from 20,000 square feet to 1 acre in size. It also borders a mobile home park. While not directly adjacent to the Business Park, land zoned for Multi-Family residential use is within one-half mile.

Another large area of industrial/commercial land is also located in Diamond Springs on Mother Lode Drive close to the intersection with Greenstone Road. This area borders land zoned R-1 for Single-Family Residential use.

9. Participation in Housing Programs by Responsible Agencies

- a. "A representative from the County Service Districts (EID, fire districts, schools districts. etc.) should be appointed to the Housing Advisory Committee."

Evaluation: A representative from the El Dorado Irrigation District is currently a member of the Affordable Housing Task Force (refer to Appendix A for a list of the members of the Task Force).

10. Programs to Encourage the Construction of Rental Housing

- a. "Local government will monitor the conversion of rental units to condominiums or stock cooperatives. If the rate of conversion is adversely affecting the rental housing market, local government will adopt an ordinance regulating such conversions."

Evaluation: A draft ordinance regulating the conversion of rental dwelling units to condominiums or stock cooperatives is being prepared by the County.

- b. "The County will work with the Sierra Planning Organization and HCD to maintain a list of funding

programs available to non-profit and private developers who wish to construct rental units."

Evaluation: The Sierra Planning Organization has maintained this list and kept it current during the life of the 1984 Housing Element. The information has been provided to all who have requested it.

- c. "Density bonuses will be awarded to those developers constructing rental housing units that are targeted towards groups with low to moderate incomes. One bedroom and studio units will be treated as equivalent to 75% of a housing unit when computing allowable density provided that the maximum number of units permitted on the site shall not be increased by more than 25%."

Evaluation: Only one senior housing project applied for the use of a density bonus.

- d. "County will request that developers utilizing State or Federal funds for the construction of rental units notify the County as to which program the developer is operating under so that staff may monitor the frequency of subsidized projects. A list of those projects will be kept on file in the Planning Division (CDD), and be used for referral purposes for other interested developers."

Evaluation: No rental units have been constructed using State or Federal funds within the unincorporated County of El Dorado during the 1984 of the last Housing Element.

- e. "While the General Plan designates most available sites for multi-family housing, there is no assurance that the production of rental units will occur. To insure that the availability of rental units occurs, the County will provide density bonuses of up to 25% for Planned Unit Developments (PD) in which at least 20% of the units will be offered for rent and will remain so for at least a five-year period."

Evaluation: Although the County has a density bonus program in place, it appears to have to have not encouraged the development of low- to moderate-level priced rental housing. Only one project identified attempted to make use of the density bonus. This proposal was later

redesigned and resubmitted without the use of the bonus, and was eventually withdrawn.

C. SUMMARY

Effectiveness of the Element: A review of the 1984 Housing Element Program Evaluations demonstrates that the principle reason for the lack of implementation of many of the programs was, as indicated in the Affordable Housing Task Force Study, the lack of an individual agency or non-profit corporation with a mandate charged to produce housing units affordable to the majority of El Dorado County residents. The creation of the Affordable Housing Task Force was the first step in the remedy of this situation.

Another major difficulty in the implementation of the programs was the high turnover of personnel experienced by the Planning Department during the life of the 1984 Housing Element, including four Planning Directors in the past five years. With new planners constantly coming into the county, very few ever had a chance to become familiar with the programs in the Housing Element, let alone begin their implementation. This turnover does seem to have stabilized, with no employees leaving the department in the past year and a half.

Progress in Implementation: A review of the programs in the 1984 Housing Element shows that those programs requiring changes within the structure of the Planning and Building Departments were, for the most part, implemented. Programs such as the computerization of the departments, the opening of the Permit Center, and the implementation of the Master Plan Process have all been implemented, and have greatly streamlined the planning and building process.

However, those programs offering incentives to the development of affordable housing, or those programs requiring an interface between planners, other county staff, and developers have not fared so well. Although incentives such as the density bonus were offered, they were not enough to produced affordable housing units. Other programs such as holding public information workshops with the Sierra Planning Organization, or creating a forum to explore the creation of non-profit housing cooperatives did not get implemented due to a shortage of staff and the turnover of personnel at the leadership level.

Appropriateness of Goals, Objectives and Policies: The creation of a quasi-public non-profit housing corporation will be the main thrust of the programs of the 1992 Housing Element. The County, working in cooperation with the Affordable Housing Task Force and the Economic

Development Corporation, is currently developing a job description for a position whose responsibility it will be to coordinate with the various government entities and implement housing programs. The County has committed \$100,000.00 in matching funds to establish a non-profit housing corporation. The creation of this agency will place a clear priority on the development of affordable housing units, and will supply the necessary leadership to ensure that the programs in this 1992 Housing Element receive full attention and implementation.

VII. HOUSING GOALS, OBJECTIVES AND PROGRAMS

A. Introduction

The most important part of the Housing Element is considered to be the Housing Programs, which are presented in this section. According to the revised guidelines, this program is a five-year schedule of action the local government is undertaking or will undertake in order to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate Federal and State financing and subsidy programs when available.

The Housing Goals and Objectives have been developed by the 2010 General Plan Policy Advisory Committee in a series of public meetings last over two years, along with Goals and Objectives pertaining to land use, infrastructure, community services, parks and recreation and other topics covered in the General Plan. The Committee was careful to ensure that Goals and Objectives identified in one section of the General Plan were not contradicted by those of any other. The fifteen members, representing many of the different geographical areas of the County, as well as differing points of view, spent many hours of discussion to reach a consensus on what was both necessary and attainable for El Dorado County's housing future.

These Housing Programs have been developed by the County Planning Department and the Affordable Housing Task Force. The Task Force consists of affordable housing advocates, representatives of public agencies, and members of the finance, development, and real estate communities. These programs were formulated during a series of meetings lasting over a year. They are intended to provide the implementation tools and actions necessary to meet the desired goals. A description has been provided for each program which will explain it to any user of the plan. The following details are included:

1. A brief statement of the program, including specific actions which will be taken to implement the program;
2. The department(s) or agency(s) responsible for implementation;
3. Secured or possible sources of financing or funding;
4. Quantified objectives where possible; and
5. A schedule for completion.

This document provides the means by which the Goals and Objectives identified by the 2010 General Plan Policy Advisory Committee and the programs developed by the County Planning Division and the Affordable Housing Task Force are brought together in a relevant, cohesive way that will provide direction for all those responsible for the provision of safe, affordable housing for the residents of El Dorado County.

This Housing Element responds to the requirements of State law and will be continually monitored to evaluate its effectiveness in encouraging the development of affordable housing, preservation of the existing stock, and responding to groups with special housing needs.

TABLE VII-A El Dorado County's Quantified Objective
Based on Regional Housing Needs: 1990-97

	Total	Very Low Income	Low Income	Moderate Income	Above Moderate Income
SPD's Allocation (New construction) (1990-1997)	17,336	3,937	3,234	4,043	6,122
# Units Built** (1990-1992)	2,903	0	44	63	2,796
Remaining Share (1992-1997)	13,869	3,937	3,190	3,980	3,326
Annual Share	2,774	787	630	796	665
Rehabilitation of Affordable Units	656	656	-	-	-
Conservation of Affordable Units	None	-	-	-	-

* Rehabilitation need is based on results of a windshield survey conducted in June, 1990. Of the 2514 homes surveyed within 17 communities, a total of 656, or 26%, were considered substandard, requiring rehabilitation.

**Finaled new building permits from 1/1/90 to 7/10/92
(El Dorado County Building Dept.)

B. GOAL 1: HOUSING OPPORTUNITIES

To promote a variety of housing opportunities by type, tenure, price and neighborhood character to assure the availability of decent housing within a suitable residential environment for all residents, regardless of income, race, sex (gender), age or any other arbitrary factor.

Objective 1.1

Pursue the attainment of the county's share of the regional housing needs for the construction of 17,336 units, broken down as follows:

3,937 units affordable to very-low-income households;
3,234 units affordable to low-income households;
4,043 units affordable to moderate-income households;
6,122 units affordable to above-moderate-income households;

Objective 1.2

Provide for safe, comfortable housing for groups with special needs, such as the elderly, handicapped, or single heads of households with low to moderate incomes.

Objective 1.3

Prohibit discrimination practices that deny residents access to affordable housing opportunities.

Objective 1.4

Limit the conversion of existing lower-cost rental housing to condominiums so that the rate of conversion does not adversely affect the rental housing market.

Objective 1.5

Create a government and private sector partnership for affordable housing.

Objective 1.6

Establish a Housing Agency to coordinate all housing programs within the county, including the incorporated cities, and ensure compliance with the Housing Element.

Program 1.1 The County shall obtain and distribute information regarding the enforcement programs of the State Fair Employment and Housing Commission.

Discussion: State law requires that a jurisdiction make efforts to ensure that racial, religious, gender-based or personal-income based discrimination does not occur in local housing practices. Support State and Federal laws prohibiting discrimination in the sale or rental of housing and refer possible violations to the responsible enforcement

agency should they be discovered. To facilitate that end the County shall publicize the enforcement programs of the State Fair Employment and Housing Commission. Staff shall obtain posters and other materials from the State Fair Employment and Housing Commission, and post these materials in such public places as the County libraries, post offices, government buildings and community centers. Staff shall also prepare public service announcements regarding the programs of the Commission, and send them to local media.

Responsible Agencies: The El Dorado County Planning Department.

Funding: County General Fund.

Time Frame: Ongoing.

Program 1.2 Develop and adopt an ordinance regulating the conversion of rental dwelling units to condominiums or stock cooperatives.

Discussion: Jurisdictions such as El Dorado County, with its natural beauty, recreational opportunities and its close proximity to both Lake Tahoe and the urban areas of Sacramento and the San Francisco Bay, often find their housing units in demand for use as vacation housing. This leads to pressure for the conversion of rental units into units for sale or lease to tourists, who are usually able to pay higher prices for them than local residents. Such a trend can often aggravate an already tight rental housing market.

Local government will monitor the conversion of rental units to condominiums or stock cooperatives. If the rate of conversion is adversely affecting the rental housing market, local government will adopt an ordinance regulating such conversions. The draft ordinance is currently being prepared by the Planning Department and County Counsel's office.

Responsible Agencies: The El Dorado County Planning Department and County Counsel's Office.

Funding: County General Fund.

Time Frame: 1993-1994 Fiscal Year

Program 1.3 Create a non-profit housing corporation.

Discussion: The greatest single obstacle to the development of affordable housing in El Dorado County is the lack of an entity with a mandate to ensure that affordable housing is

produced. The development community can make opportunities available, but they cannot develop affordable housing alone. The county, and other local government bodies can regulate that affordable housing should be built, but it cannot build housing because of constraints in state law. Thus, there is need of a third party to assume the role of a quasi-public entity that will be able to coordinate the full range of activities necessary to construct affordable rental and owner occupied housing, including:

1. facilitate the development of affordable housing;
2. identify and secure public resources which can be used to develop affordable housing;
3. identify development opportunities suitable for affordable housing and developers who are willing to undertake projects;
4. work with local government to secure the assistance needed to make development opportunities a reality;
5. advocate for local ordinances and policies which will encourage affordable housing development;
6. promote partnerships between the public and private sector to make sure that affordable housing is developed; and
7. raise funds for affordable housing development and to support the ongoing operations of the agency.

Responsible Agencies: The El Dorado County Board of Supervisors, Planning Department, Chief Administrative Officer; the El Dorado County Economic Development Corporation.

Funding: County will put up the first \$100,000.00 in matching funds from the County General Fund. (See Appendix F). Matching funds to be obtained through donations from the private sector, or possible grants or loans for the purpose of financing housing agency formation or other local planning efforts aimed at producing affordable housing.

Time Frame: 1993-1994 Fiscal Year.

C. GOAL 2: HOUSING SITES

To provide adequate housing sites suitable for residential development of all types that are properly located in response to

environmental constraints, community facilities, and public services.

Objective 2.1

Designate adequate sites suitable for multi-family housing in the unincorporated county and limit their use to that purpose.

Objective 2.2

Designate appropriate sites for mixed-use zoning to allow residential uses to be developed in proximity to employment and shopping opportunities.

Objective 2.3

Create performance criteria for evaluating multi-family/high density development projects.

Objective 2.4

Designate suitable sites for the development of mobile homes and manufactured housing opportunities and limit their use to that purpose.

Objective 2.5

Encourage flexible, creative, planned-development approaches to create affordable housing.

Objective 2.6

Promote the development of new neighborhoods containing a mix of housing types.

Objective 2.7

Continue to provide for the development of rural housing opportunities in the rural portions of the county.

Program 2.1 Provide for high density housing in suitable areas through revisions to the Zoning Ordinance to ensure the availability of an adequate supply of high density residentially-zoned land consistent with the policies of the General Plan.

Discussion: A major factor in the high cost of housing is the price of the land upon which dwelling units sit. The Affordable Housing Task Force found that excessive minimum lot size regulations and the lack of land designated for higher densities are major obstacles for developers of residential housing who are attempting to build for less affluent residents. By encouraging higher densities in appropriate areas, and by not allowing those lots to be built out at lesser densities, the cost of the land may be considerably reduced. Higher densities may also make more efficient use of certain infrastructures such as roads or water lines.

Establish minimum, as well as maximum, allowable densities in the 2010 General Plan zoning regulations. Ensure that, where infrastructure, topographical constraints, and other relevant factors will permit, enough communities have high density housing so as to prevent the concentration of high density housing in only one or two communities within the County. Create performance criteria for evaluating multi-family and/or high density development projects. Cluster areas zoned for high density within walking distance of existing or potential neighborhood commercial operations. Reserve space for well-planned neighborhood parks to compensate for smaller or non-existent yards.

Responsible Agencies: El Dorado County Planning Department

Funding: 2010 General Plan budget, County General Fund.

Time Frame: The new zoning ordinance will be prepared in 1993, following the adoption of the 2010 General Plan.

Program 2.2 Maintain and expand the supply of mobile and manufactured homes.

Discussion: Mobile home units can offer an affordable alternative to conventional housing for many people. Mobile home parks can be designed and maintained to be safe, attractive places in which to live, providing many of the benefits of traditional neighborhoods. The current area plans discourage the inclusion of mobile home parks within their boundaries, with 8 of the 24 area plans stating in either their Area Plan Goals or Development Policies that mobile home parks shall not be allowed in that area. In addition, many of the current mobile home units are in need of rehabilitation.

Ensure that any restrictive or discriminatory policies regarding manufactured homes or mobile home parks are not included in the 2010 General Plan. Allow the placement of mobile or manufactured housing, with appropriate design controls, in any areas general planned for high density residential uses. Designate suitable sites for the development of mobile home parks and manufactured homes, and limit their use to that purpose. Include sites located below the snow-line (approximately 2,500 feet elevation) to accommodate mobile home residents who may be unable or unwilling to cope with winter snows. Place restrictions on the sale or conversion of mobile home parks to other uses. Offer incentives to mobile home park developers to create parks designed for families with children as well as "seniors only" parks. Research the availability of grants to fund the rehabilitation of mobile home units for low- to moderate-

income mobile home owners. Apply for any grants for which the jurisdiction may be eligible to accomplish that purpose.

Responsible Agencies: The El Dorado County Planning Department.

Funding: County General Fund, state or federal grants.

Time Frame: Restrictive policies will be removed with the adoption of the 2010 General Plan. The new Zoning Ordinance will be prepared in 1993, following the adoption of the 2010 General Plan.

Program 2.3 Research the feasibility of adopting a residential incentive zone designed to aid developers in making lower-priced housing available. Within this district the developer would agree to keep the average selling price (all units) below 80% of the average area market selling price in exchange for increasing the allowable density of the development, tax credits or other desirable incentives. If the concept proves feasible, determine which areas of the county would be best suited to such designation. Involve the development community in the process of determining what incentives would be necessary in order to encourage the production of affordable housing.

Discussion: The "Enterprise Zone" concept has worked well for the state of California in its attempt to encourage business and employment opportunities in areas of slow economic growth. El Dorado County could try this same approach for the development of affordable housing by designating certain areas for "Residential Incentive Zone" tax credits or other desirable incentives.

Responsible Agencies: The El Dorado County Planning Department.

Funding: 2010 General Plan budget, County General Fund.

Time Frame: This concept will be re-examined during the development of the Zoning Ordinance of the new 2010 General Plan. The new zoning ordinance will be prepared in 1993, following the adoption of the 2010 General Plan.

Program 2.4 The County shall encourage the establishment of domestic violence shelters by allowing them as a permitted use in all residential zones.

Discussion: The County shall specifically list domestic violence shelters as a permitted use in all residential zones

in the 1993 revision of the Zoning Ordinance which will follow the adoption of the 2010 General Plan. This process should be expedited to occur as early in the planning period as possible.

Responsible Agencies: The El Dorado County Board of Supervisors and the County Planning Department.

Funding: 2010 General Plan budget. .

Time Frame: The new Zoning Ordinance will be prepared in 1993, following the adoption of the 2010 General Plan. 1993-1994 fiscal year.

Program 2.5 The county shall encourage the establishment of transitional housing and emergency shelters by allowing them as a permitted use in certain commercial zones and by special use in certain residential zones.

Discussion: Following the adoption of the 2010 General plan, a new zoning ordinance will be developed to be consistent with the new General Plan and provide for its implementation. The County will evaluate and determine which commercial and residential zone districts are appropriate for emergency and transitional housing as a permitted right or by special use permit. The process of identification of these sites should be expedited to occur as early in the planning process as possible.

Responsible Agencies: The El Dorado County Board of Supervisors and the County Planning Department.

Funding: 2010 General Plan budget.

Time Frame: 1993-1994 fiscal year.

Program 2.6 The County will inventory surplus County-owned lands, and evaluate their suitability for use as sites for affordable housing.

Discussion: A significant factor in the provision of affordable housing is the cost of land. The County may be able to assist in the production of affordable housing for its citizens by donating, making available at below-market rates or by long-term very low cost lease surplus lands on which homes or apartments may be built. If such land is not found among the current County inventory, there may be parcels the County could trade for land that would be suitable for such development.

Research the current County inventory of undeveloped lands to see if there are any parcels that would be suitable for the development of affordable housing.

Responsible Agencies: The El Dorado County Planning Department and General Services Department, Real Estate Division.

Funding: County General Fund.

Time Frame: 1994-1995 fiscal year.

D. GOAL 3: HOUSING INCENTIVES

To assist private developers or builders in providing housing opportunities while protecting the public welfare.

Objective 3.1

Provide governmental development incentives to builders and developers to provide for dwelling units suitable for sale or for rent to low- and moderate -income groups.

Objective 3.2

Create a separate fee structure for affordable housing projects and/or establish a density bonus approach to provide lower costs per unit.

Objective 3.3

Promote the concept of second units in conjunction with existing single-family units (granny flat concept), and educate the public about the process.

Objective 3.4

Maintain and expand self-help or "sweat-equity" programs that assist in the provision of affordable housing units.

Objective 3.5

Increase the participation of all interested and responsible agencies in the implementation of housing programs and policies.

Objective 3.6

Create appropriate road development standards for affordable housing projects to reduce the cost of development.

Program 3.1 Provide local incentives that improve project feasibility. Research both the possibilities for and the likely effects of a program to encourage the production of affordable housing through the use of full and/or partial fee waivers and modifications to development standards. Include

waivers and modifications to development standards. Include an assessment of the possibility of finding alternative methods of funding to cover the costs of providing development that meets current standards, or of funds with which to pay the required fees. Include members of affected agencies such as the Department of Transportation, providers of public services such as water and sewage services, school districts, fire protection districts, etc. in the assessment discussions. If found to be a feasible program formulate policies allowing full or partial fee waivers for developments which produce affordable housing, including mobile and manufactured units, and state the criteria for qualifying for this program.

Discussion: Fee waivers, expedited processing, and reasonable modifications of development standards are the most common "regulatory reliefs" sought by producers of affordable housing. Where full fee waivers are not possible partial waivers or deferred collection procedures may provide adequate solutions. The success of local programs such as those mentioned above is dependent upon the designation of specific staff persons whose responsibility is to coordinate the processing of affordable housing developer applications, and to ensure that the designated-affordable units are regulated through the use of deed restrictions or other regulatory agreements. This ensures that the local policies will be implemented consistently and efficiently, and that the burden of ensuring the success of the program is taken off the developer.

Responsible Agencies: The El Dorado County Board of Supervisors, Planning and Building Departments.

Funding: County General Fund.

Time Frame: 1994-1995 Fiscal Year.

Program 3.2 Provide greater density bonuses.

Discussion: California state law mandates local jurisdictions to approve a density bonus of 25% above the allowable density, and other incentive(s) of equivalent financial value, for developments in which either 20% of the units are reserved for lower-income households or 10% are reserved for very-low-income occupancy. A review of the Planning Department records reveals that no developments have made use of the bonus since the state law was enacted. State law sets only a minimum. The county can encourage the development of more affordable units by providing greater density bonuses in exchange for use restrictions on certain units.

Research the possibility of providing greater density bonuses for the provision of affordable units than the minimum state requirements. Meet with members of the development community to discover how large the bonus would need to be to realistically encourage the development of affordable housing units. Discuss the possibility of any other sorts of development incentives that might encourage the production of such units. Include the greater density bonus in the next revision of the Housing Element.

Responsible Agencies: El Dorado County Planning Department

Funding: County General Fund.

Time Frame: The next revision of the Housing Element will occur in 1993, with the adoption of the 2010 General Plan.

Program 3.3 Encourage the development of secondary dwelling units as a means of increasing the supply of affordable housing.

Discussion: Second units, also referred to as "in-law apartments", "granny flats", or "accessory apartments", may offer an additional source of affordable housing to both homeowners and the community. By promoting the development of secondary units, a community may ease a rental housing deficit, enable homeowners with declining incomes to supplement their incomes, and make more economical use of land and existing infrastructure.

Rewrite the County's existing ordinance regarding secondary units to allow for their use as rental housing. Remove any restrictive policies that allow secondary housing units exclusively for the use of elders or family members in times of hardship. Educate the public about the possibilities for and the process of building secondary units.

Responsible Agencies: The El Dorado County Planning Department

Funding: County General Fund.

Time Frame: This should be done as part of the Zoning Ordinance adopted after completion of the 2010 General Plan.

Program 3.4 Assign a project coordinator from the Planning Department to assist and support any self-help or "sweat-equity" programs that may be proposed in the County. Coordinator will steer project through the various County agencies and government departments, coordinate the process of

conditioning and permitting the project, look for any ways to streamline the permitting process, and assist and support the housing agency or non-profit corporation through the process of approving or denying the project.

Complete the reassessment of development standards for affordable housing projects, or the placement of other development incentives so that the new standards, fees or incentives may be applied to the project. If a "sweat-equity" project should be proposed before the new standards, fees or incentives are in place, fast-track the process by which those incentives may be adopted so they may be used by the proposed "sweat-equity" project.

Discussion: A major difficulty that was encountered in the development of El Dorado County's existing "sweat-equity" units was the lack of coordination between all the various agencies involved in the process, and the absence of a commitment to waive, reduce or defer the development fees for the project. Assigning an "inside" coordinator to the task of negotiating the maze of regulations encountered by those attempting to provide "sweat-equity" projects may help to streamline the process by which such projects become a reality.

Responsible Agencies: The El Dorado County Planning and Building Departments and the Department of Transportation.

Funding: County General Fund.

Time Frame: Ongoing.

Program 3.5 Increase the cooperation between local public agencies and county departments and in the process of producing affordable housing.

Discussion: A main concern of those involved in attempts to produce affordable housing units in El Dorado County is the lack of commitment on the part of many of the agencies who must either supply services to or approve the design and placement of such developments. Projects which are approved by one agency may have difficulties with another. Provide for inter-departmental / inter-agency workshops to begin the process of coordinating progress on affordable housing projects.

Responsible Agencies: The El Dorado County Planning and Building Departments.

Funding: County General Fund.

Time Frame: Ongoing.

Program 3.6 Evaluate the cost of development standards.

Discussion: Inappropriate development standards or standards beyond what is necessary for the safe and adequate day-to-day needs of neighborhoods can add a great deal to the costs of the housing produced within those neighborhoods. Standards developed during years when the funding to assure their production was more plentiful should be re-examined to determine

1. whether the standards have actually produced the desired results;
2. which standards are truly necessary for the functioning of safe and healthy neighborhood environments; and
3. which standards might be modified or eliminated without endangering the public health and safety of the neighborhood.

Reassess the current development standards imposed on housing developments regulated by the County. Examine each standard according to quantifiable criteria to measure its effectiveness in contributing to the neighborhood's overall performance in the categories of public health and safety, circulation, access to public transportation, energy conservation, aesthetics, issues of neighborhood cohesiveness or community design, and any other categories deemed appropriate. If certain development standards are found to be inappropriate or unnecessary, either remove them from the current policies or make their use optional to developments targeted for low- to moderate-income households.

Responsible Agencies: The El Dorado County Departments of Planning, Building, and Transportation.

Funding: County General Fund.

Time Frame: Ongoing evaluations.

Program 3.7 Create systems to track appropriate information necessary for a complete understanding of the housing situation in El Dorado County, and to assist in the update of the next Housing Element.

Discussion: In order to effectively evaluate the County's progress in meeting their regional housing allocation it is

necessary to be able to follow the individual projects as they move through the building and planning process. This could be done with a redesign of the current computerized permit tracking system. The pertinent data should include:

1. whether state or federal subsidies have been used to build the unit;
2. whether a non-profit corporation was involved in the building of the unit:
3. whether a density bonus, residential incentive zone, waiver, reduction or deferral of fees, or any other incentive was used; and/or
4. the approximate selling or rental price of the unit.

Responsible Agencies: The El Dorado County Departments of Planning, Building, and Information Services and Support.

Funding: County General Fund.

Time Frame: 1993-1994 fiscal year.

E. GOAL 4: RESIDENTIAL ENVIRONMENT

To provide a quality residential environment by maintaining and improving the existing housing stock and community character through removal, conservation, and rehabilitation.

Objective 4.1

Protect existing residential neighborhoods from deterioration.

Objective 4.2

Upgrade existing residential neighborhoods to the extent possible by enacting ordinances and establishing programs that provide incentives for property owners to maintain the safety, durability and appearance of their dwellings and property.

Objective 4.3

Upgrade existing temporary housing units to safe housing standards.

Objective 4.4

Locate high, medium, and multi-family residential uses near existing and potential new jobs, commercial sites, and/or community centers.

Program 4.1 Enact ordinances and establish programs that provide incentives for property owners to maintain the safety, durability and appearance of their dwellings and property.

Discussion: While many property owners in El Dorado County do not need any extra incentives to maintain the safety, durability and appearance of their dwellings and property, there is no doubt many who do. Low-income homeowners, for example, may be able to keep up with their monthly mortgage payments, but have little cash left over for maintenance and improvements to their property. Absent landlords may need extra motivation when it comes to the maintenance of rental properties. Elderly homeowners may have the necessary funds to pay for renovations or repairs, but feel hesitant to hire a stranger to do the work on their homes they used to be able to do themselves.

Responsible Agencies: The El Dorado County Planning Department.

Funding: County General Fund, state and/or federal grants for rehabilitation or energy conservation.

Time Frame: Ongoing.

Program 4.2 Zone high, medium, and multi-family residential uses near existing and potential new jobs, commercial sites, and/or community centers.

Discussion: Part of the charm, security, and generally high quality of life possible in traditional "neighborhoods" comes from the tendency of residents to walk, rather than drive, on their day-to-day errands. When people walk to work, school, the market, the drugstore or to a neighborhood park or community center they are more likely to get to know their neighbors and to take pride in the place they all share. The reduction in the amount of vehicle trips, and especially in the number of automobile "cold-starts, results in a cleaner, safer community for all.

Zone high, medium, and multi-family residential uses near existing and potential new jobs, commercial sites, and/or community centers. Review proposed projects in these areas in terms of how they will effect or enhance the patterns of pedestrian circulation. Encourage land to be set aside in these areas for neighborhood parks and/or community centers.

Responsible Agencies: The El Dorado County Planning Department.

Funding: 2010 General Plan budget.

Time Frame: This should be done as part of the Zoning Ordinance adopted after completion of the 2010 General Plan.

Program 4.3 The County shall apply for participation in the Community Development Block Grant program through the state and make application for CDBG funding to provide for a housing rehabilitation program and seek funding through HCD's California Housing Rehabilitation Program.

Discussion: A housing condition survey was conducted by the Rural California Housing Corporation in June 1990, assessing the housing stock within nineteen communities in El Dorado County. This survey (Appendix C) will allow the County to determine the rehabilitation need and adequately determine and prioritize target areas.

Responsible Agencies: The El Dorado County Board of Supervisors, Planning and Building Departments.

Funding: Community Development Block Grant (CDBG) funding.

Time Frame: Make an application to the state during the 1993-1994 fiscal year.

F. GOAL 5: HOUSING EFFICIENCY

To ensure that future housing units are designed to minimize the consumption of natural resources and to be protective against natural hazards.

Objective 5.1

Require energy-efficient housing and landscaping design.

Objective 5.2

Promote water conservation in the design, construction, and landscaping of new and existing housing units.

Objective 5.3

Minimize the risk of damage or destruction of housing units caused by natural or man-made hazards, such as floods, fires and earthquakes.

Objective 5.4

Require appropriate siting and construction standards within fire hazard zones to provide for "defensible space".

Program 5.1 The County shall enforce Title 24 requirements and other applicable regulations for energy conservation in new

residential projects and encourage developers to employ additional energy conservation measures.

Discussion: In addition to requiring developers to meet minimum building requirements for energy conservation, the County will seek to encourage developers to improve energy conservation through better design of streets and driveways, lot patterns and configuration, siting of buildings, and the provision of landscaping and solar access.

Responsible Agencies: The El Dorado County Planning and Building Departments.

Funding: County General Fund.

Time Frame: Ongoing.

Program 5.2 The County shall make available current information on weatherization programs, building design and siting and landscaping.

Discussion: There are many steps developers, builders, homeowners and renters can take to increase the energy efficiency of the homes they build or in which they live. It may be something as major as the placement of the home or building on the site, or as simple as putting curtains on a window or wrapping a water heater in a blanket of insulation. The County can help by sharing the information we currently have on file, and by alerting citizens to programs that may be able to offer more substantive help in terms of funding, materials and/or labor.

Research the County's storehouse of building and planning files for information pertaining to weatherization programs, energy-efficient design and building. Access the County library for information on do-it-yourself weatherization projects, as well as research established programs that offer help in this area. Make this information available through the Permit Center Public Research Room.

Responsible Agencies: The El Dorado County Planning and Building Departments.

Funding: County General Fund.

Time Frame: Ongoing.

Program 5.3 Provide training on the methods of encouraging the production of affordable housing units to employees of the County's Planning and Building Departments.

Discussion: Policies and programs are of value only to the degree that they are put into practice. Lack of knowledge about the programs will ensure that they are never used. To gain the most value from the affordable housing opportunities available to El Dorado County, every member of the staff must become an advocate for the production of affordable housing, and promote the programs and policies which can help bring about its construction.

Conduct joint training sessions for the staff of both the County's Planning and Building Divisions on the programs and policies to encourage the production of affordable housing. Repeat the sessions if a significant turnover of employees occurs. Develop a booklet or other training document for staff reference, or for the training of staff hired after the training sessions have been completed. Obtain copies of the Innovative Options presentation on Affordable Housing or other videos on the same topic for the department libraries, and cover staff time to view the video at the County Library. Encourage each staff member with designated training funds for seminars or other training opportunities to take at least one seminar on the topic of affordable housing.

Responsible Agencies: The El Dorado County Planning and Building Departments.

Funding: County General Fund.

Time Frame: Ongoing.

VIII. THE TAHOE BASIN

A. Introduction

Although the Housing Element is intended to apply to the County as a whole, unique physical and social characteristics inherent to the Lake Tahoe Basin create many special housing conditions. The purpose of this analysis, therefore, is to provide an overview of those characteristics, identifying the special needs of the area and constraints that exist to meeting those needs. Because most of the area's population reside and work within the city limits of South Lake Tahoe, many of the housing issues identified with the city can be expanded to reflect the unincorporated areas of the East Slope of the County.

B. Tahoe Regional Planning Agency

Lake Tahoe is recognized as one of the world's clearest and most beautiful alpine lakes. Historical development pressures reached a point in the late 1960's that the degradation of the environment became a national concern. In an effort to reverse this degradation, two states and the Federal Government became involved in the planning process through the creation of a bi-state regional planning agency, which unsuccessfully wrestled with these programs for over a decade. In 1990, Congress, recognizing the public interest in protecting, preserving and enhancing the unique environmental attributes of the Basin, revised the bi-state Tahoe Regional Planning Agency (TRPA). TRPA was established to enhance the efficiency and governmental effectiveness of planning within the region. The Agency was mandated the power to establish environmental threshold carrying capacities and to adopt and enforce a regional plan to guide future growth of the Tahoe Basin.

The Regional Plan for the Lake Tahoe Basin was adopted in 1986 and revised in April 1989.

C. Housing and the Regional Land Use Plan

While the compact does not specifically mandate a regional housing provision to be included within the plan, the states of Nevada and California require housing to be addressed as an element of the General Plan for each of the cities and counties within its jurisdiction. TRPA included a Housing Subelement to briefly address regional housing issues within the Plan, leaving the specific implementation with the local governments. Adequate implementation of the plan depends on the cooperation of all jurisdictions within the Basin.

The purpose of the Housing Subelement is to assess the housing needs of the Region and to make provisions for adequate housing. The Compact does not specifically mandate this Subelement nor do the environmental thresholds address this topic. The states of Nevada and California both require housing to be addressed as part of a general plan. (It is the intent of the Subelement to address housing issues on a regional basis with local plans handling the specifics of implementation.)

GOAL #1:

To the extent possible, affordable housing will be provided in suitable locations for the residents of the region.

POLICIES:

1. Special incentives, such as bonus development units will be given to promote affordable or government-assisted housing for lower income households (80 percent of region's median income) and for very low income households (50 percent of the regional's median income).

The 1980 census data indicate that approximately 95 percent of the region's lower income households were paying more than the recommended costs for rental housing. There is a need to reverse the current trend of higher cost housing and to provide needed affordable housing.

2. Local governments will be encouraged to assume their "fair share" of the responsibility to provide lower and very low income housing.

Current data indicate the City of South Lake Tahoe and Placer County are assuming more than their share of the responsibility as detailed in the Regional Plan EIS.

3. Facilities shall be designed and occupied in accordance with local, regional, state and federal standards for the assistance of households with low and very low incomes. Such housing units shall be made available for rental or sale at a cost to such persons that would not exceed the recommended state and federal standards.
4. Affordable or government assisted housing for lower income households should be located in close proximity to employment centers, government services, and transit facilities.

Such housing must be compatible with the scale and density of the surrounding neighborhood.

D. Existing and Projected Housing Needs

As a major summer and winter recreation resort, the Lake Tahoe region experiences many housing problems associated with high seasonal migration. For example, roughly 21.7% of the population in 1990 was employed in the gaming industry. Wages associated with this group are generally lower, with the pay scale reflecting the minimum wage. Coupled with the artificially high price of year-round rental units, these factors compound to develop programs of overpayment, overcrowding and the dilapidation of units. A summary of the existing housing needs as defined within the 1990 Census and historical documents is included in the Table VIII-A.

1. Overpayment

Between 75-100% of Basin renter households and 70-80% owner households were experiencing problems of overpayment in 1990. The Lake Tahoe Basin experiences a 20% greater incidence of overpayment than the West Slope of the County. Scarce year-round rental units, the abnormal inflation of rental prices caused by transit demand, and high fuel costs compound this problem.

2. Overcrowding

Overcrowding may occur voluntarily; however; it more often occurs when households cannot find adequate housing at prices it can afford. Overcrowding is also closely related to the condition of the structure since it subjects housing units to more intensive uses, which, in turn, leads to premature deterioration.

Consequently, overcrowding is a symptom of an inadequate supply, as well as a contributory cause of substandard housing.

According to the 1990 Census, about 5% of all occupied units were experiencing overcrowding (more than 1.01 persons per room) to some degree.

TABLE VIII-A Summary of Existing Housing Needs

	So. Lake Tahoe	Placerville	304.02	305.01	305.02	305.03	West Slope	Total County
Population	21,586	8,232	3,890	4,492	2,479	909	97,175	125,995
Median Household Income	\$28,727	\$31,019	\$27,500	\$42,107	\$38,964	\$37,500	N/A	\$39,823
Renter/Owner Occupied			2,240/1,592	1,269/3,164	697/1,782	487/407		
Overpayment %								
Groups with special housing needs - % of population								
Disabled								
Elderly								
Poverty status or below								
Seasonal workers								
Families with single female heads of households								
Overcrowding			91	36	23	22		
Housing condition								
Rentals								
Seasonal								
Lacks plumbing for exclusive use								

Source: 1990 Census

NOTE: Missing information has been recalled by the Bureau of the Census.

3. Condominium Conversions

In many localities, the conversion of rented units to condominium units offered for sale creates many problems. One problem involves displacement, which primarily affects lower income, disabled or elderly households. These groups are often less mobile and have extreme difficulty finding adequate rental housing elsewhere if they are either unable or unwilling to purchase condominium units. The potential for problems increase in conjunction with the trend toward decreasing building starts in apartment construction, as identified previously. On the other hand, as the price for single family residences continues to climb, lower priced condominium units become one of the few alternatives to the low and moderate income households or first-time home buyers.

Presently, El Dorado County, as a whole, is not experiencing any significant trends toward condominium conversions. Based upon inquiries, there appears to be a substantial interest in conversion within the Lake Tahoe Basin; however, an existing moratorium on all new subdivisions by the regional agencies has prohibited these potential conversions. Recent amendments to the CTRPA regulations will allow certain conversions where there is no increase to the amount of land coverage from the existing structure. In addition, the City of South Lake Tahoe presently prohibits all condominium conversions with the City due to its impact on the available rental market.

4. Other Groups with Special Needs

Housing problems in the Tahoe Basin specifically affect certain low income households types, especially since they generally cannot compete with the more affluent households. Families in this situation include:

- a. The elderly;
- b. Low wage casino employees;
- c. Low wage service employees;
- d. Welfare recipients; and

e. The unemployed.

The aged, living on fixed incomes, can be severely impacted by inflation. Many elderly households, without any ability to increase their income levels, and/or without a substantial retirement income, face increased overpayment problems, as well as the inability to compete for standard housing..

Low wage casino and service employees are probably the most visible group experiencing housing problems by virtue of their low incomes and life-style. For years the California side of the south shore provided housing for casino employees, however, this situation has been changing with the expansion of the casinos in the past few years. This situation has increased the burden on the Nevada counties to bear their fair share of housing for the employees which the gaming industry produces. (For further information, see the Gaming Impact Study, TRPA).

The unemployed, welfare recipients and female heads of household also experience problems in the Tahoe area. Because of their income level, they are and will continue to be hard pressed to find decent and affordable shelter. Approximately 48% of the households in the County are headed by females with children under 18 and reside in the Tahoe Basin. (U.S. Census of Population)

5. Unsuitable for Habitation

At the same time the need for adequate housing is on the increase, the South Tahoe Basin is beginning to experience an overall decline in the condition of its existing housing stock. A large number of units are more than 15 years old, the age when structures begin to develop problems which, if not corrected, can lead to further deterioration. In addition, many housing units were built originally as summer cabins and are often substandard for year-round habitation.

Based upon the most recent Housing Survey (1971), the Tahoe Basin had nearly 747 single family units which should be classified as deteriorating; also 185 units were reviewed as being dilapidated and in need of reconstruction. The significant fact is that

about 89% of these units are located on the south shore within El Dorado County, particularly the City of South Lake Tahoe.

The problem of housing conditions is accentuated by the concentration of these units within certain communities at the south shore. Field investigations suggest that these communities are the Sierra tract area, the Stateline area and Al Tahoe area.

Constraints to Meeting the Housing Needs: Housing unit construction in the South Tahoe Basin is primarily dictated by the adoption of a Regional Land Use Plan by the TRPA. Under the new plan, a development priority system will be used to determine the phasing of new development within the Tahoe Basin. Proposals for new single-family residential units will be reviewed by the Agency on a case-by-case basis using specific criteria that will be developed by the Agency. The intent of the plan is to keep new development from locating on the environmentally sensitive lands within the Basin. According to TRPA, the Lake Tahoe Basin is 70% built out. Since August 1983, a moratorium on building has been in effect.

E. Affordable Housing Demonstration Program

On January 8, 1992, the Advisory Planning Commission TRPA considered code amendments that would permit a demonstration program for the construction of an affordable housing project in each local government jurisdiction including the city of South Lake Tahoe and the unincorporated area of the Basin within El Dorado County. The Commission referred the item back to staff to be brought back before the Commission for further discussion. To date, this item has not yet been brought back to the Commission.

The primary hurdle is that since incorporation of code amendments to the TRPA Regulatory Code to provide for a housing demonstration program, specifically increasing the allowable lot coverages, an amendment to the 208 Water Quality Plan would be required including the approval by the U.S. Environmental Protection Agency.

F. Summary

The housing problems that exist within the Basin are not easily solved. The limited land available for residential development, infrastructure constraints and public sector regulation compound the existing problems

of overpayment, overcrowding and unit deterioration. The key to finding a solution to the housing problems in Tahoe is redevelopment and redirection of existing uses. Currently the City of South Lake Tahoe is proposing the redevelopment of several sections of the city. This is a step in the right direction. The County will continue to support the City of South Lake Tahoe and work with TRPA to achieve the goals identified in the Housing Subelement of the Regional Land Use Plan.

APPENDIX A

APPENDIX A

AFFORDABLE HOUSING TASK FORCE

Vern Sayles, Task Force Chairman, Association of Realtors

Phil Almquest, Building Inspection Services

Janna Genovese, SLT Women's Center

Vaughn Hintze, Sierra Land Design

Patricia Inman, The Mansour Company

Gary Jenkins, Fox & Carskadon Realty

Dorine Kelly, El Dorado Irrigation District

Jim Liles, Liles Realty

John Litwinovich, Senior Family Services

Thomas Meuser, El Dorado Savings Bank

Duval Phillips, Western Sierra National Bank

Robert Semple, City of Placerville

Mary Struhs, Women's Center

William Vandegrift, Placer Title Company

Jim Wiltshire, ACW Affordable Home Loans

Jerry Reynolds, El Dorado County Administrators Office

APPENDIX B

COUNTY OF EL DORADO
HOUSING CONDITION SURVEY
JUNE 1990

INTRODUCTION/SURVEY METHODOLOGY

The County of El Dorado contracted with the Rural California Housing Corporation (RCHC) for services to conduct housing condition surveys in the unincorporated territory. In consultation with El Dorado County officials, El Dorado Economic Development selected 19 communities to be surveyed. However, the surveyors found that the housing stock within two of those communities was in standard condition and did not need to be surveyed. The surveys allow the county to determine the rehabilitation need within each of these unincorporated communities and to categorize the number and types of units according to rehabilitation need.

The survey teams consisted of RCHC staff members. Two teams of two housing rehabilitation specialists surveyed the 19 communities in El Dorado County in June 1990. The data collected was entered into a computer system capable of sorting the housing conditions by need and by street address. (See Appendix D for Qualifications Statement.)

County maps were used to locate residential dwellings which were identified in drive-by inspections. Exterior housing conditions of each unit were evaluated based upon State Department of Housing adopted criteria which rates the condition of five housing elements: foundation, roofing, siding, windows and doors. The units were identified by address and rated with a numbered assessment for each of these five elements, the total of which comprises the rating for each unit. For example, a home that needs a new roof (15 points), paint (3 points) and some window replacement (5 points) would be given a total rating of 23. This rating of 23 would then categorize the unit as needing moderate repairs. (See Appendix A for Survey Instrument.)

The state criteria rates as "standard/sound" units that are structurally sound and do not need any repair or show signs of deferred maintenance.

"Minor" rehabilitation are units that appear structurally sound but show signs of deferred maintenance or upkeep. The house may need a roof replacement, or new windows and exterior paint.

"Moderate" rehabilitation involves the repair of more than one rated system. This category varies widely, from a unit that needs a replacement floor and new siding to a unit that needs the replacement of the roof, electrical system, windows and doors.

"Substantial" rehabilitation replaces several major systems, such as complete or partial foundation work, repair or replacement of exterior siding, reconstruction of roof rafters and deck prior to replacing shingles and complete replumbing.

"Dilapidated" units are those that are in such serious disrepair that all rated systems need repair, and compliance with Uniform Building Code would not be cost effective.

It is important to note when reading housing condition data, that units are evaluated from the outside only. While a drive-by inspection can determine whether or not a home needs a new foundation or roof, it cannot identify whether the plumbing needs to be replaced or whether the home has an unsafe electrical system. However, the status of the items evaluated does suggest the condition of the overall structure. For instance, a wood frame home which does not have a foundation probably will have an old electrical system. While the overall rating system accounts for this, the specific interior needs of any particular unit are not known until a housing inspection is conducted.

The surveyors did an initial survey of each community to locate the pockets of rehabilitation need. After defining the areas of concentrated rehabilitation need, the surveyors then surveyed all units within this designated area. Therefore, the results that follow do not always represent the total number of units within a community. Smaller communities were surveyed in their entirety, while the larger communities were surveyed only in the designated areas of concentrated rehab need.

Using the state adopted criteria, the survey team assessed each housing unit within an area defined as needing rehabilitation in the following communities in unincorporated El Dorado County: Camino, Camino Heights, Cool/Pilot Hill, Diamond Springs, El Dorado, Garden Valley, Georgetown, Greenwood, Grizzly Flat, Kelsey, Latrobe, Meyers, Pleasant Valley, Pollock Pines, Shingle Springs and Smith Flat.

Two other communities--El Dorado Hills and Rescue--were surveyed and found to have no significant rehabilitation need. Therefore, the surveyors did not survey each housing unit in these two communities.

The gathered data was computed and analyzed by community and then mapped by street. When mapping, the surveyors divided the communities into small sections, by street, numbered each section, and analyzed the housing stock within each numbered section--the results of which follow on the analysis pages and color coded maps. (See Appendix C for housing condition maps and corresponding analysis pages.)

Noted on the data print-outs are single trailers/mobile homes, trailer/mobile home parks, duplexes, triplexes, four-plexes, apartment complexes, cabins/shacks, historic structures and abandoned structures. See Appendix B for this listing of rehabilitation need by address and a key to the type of housing unit.

FINDINGS

El Dorado County Housing Condition Survey 1989

El Dorado County has been experiencing rapid growth--from a county that was substantially rural into one that serves as a suburb to Sacramento area commuters. As a result of this transition, many older homes in need of rehabilitation are scattered among the new homes being constructed for those residents who work in the Sacramento area. Also, many of the new homes are built in subdivisions, El Dorado Hills for example, that can be easily separated from the older, substandard homes.

Admittedly, the percentage of standard units greatly outnumbers the percentage of substandard units. However, the substandard units should not be overlooked since many of these units serve as the only affordable housing opportunity for low-income El Dorado County residents. And the new subdivisions within the county are not affordable to low-income residents.

The individual communities vary greatly in their need for rehabilitation. For example, 66% of the housing stock surveyed in Camino is in need of repair while only 12% of the housing stock surveyed in Meyers is rated as below standard. Descriptions of the individual communities follow.

CAMINO
Target Area Survey

<u>Condition</u>	<u>No. of Units</u>	<u>% of Surveyed Units</u>
MINOR	36	23%
MODERATE	41	27%
SUBSTANTIAL	23	15%
DILAPIDATED	1	1%

TOTAL SUBSTANDARD	101	66%
STANDARD	53	34%

TOTAL	154	100%

Camino is just north of Highway 50, east of Placerville. The area surveyed centers around Snows Road and Carson Road and is bound by Roosevelt Avenue to the south and Third Street to the north. The surveyors defined this area as the only portion of Camino with concentrated rehabilitation need. The remainder of the community contains mostly standard units.

The above data shows that 66% of the housing stock within this defined rehab area is in need of rehabilitation. Each street contains a high percentage of substandard units. Of the units needing rehabilitation, 64% need moderate to substantial repairs. There is only one dilapidated unit.

CAMINO HEIGHTS
Target Area Survey

<u>Condition</u>	<u>No. of Units</u>	<u>% of Surveyed Units</u>
MINOR	5	19%
MODERATE	5	19%
SUBSTANTIAL	0	0%
DILAPIDATED	0	0%

TOTAL SUBSTANDARD	10	38%
STANDARD	16	62%

TOTAL	26	100%

Camino Heights is located along Highway 50, just west of Camino. The area surveyed and defined as needing rehabilitation lies parallel to Highway 50 and includes Five Mile Road and Carson Road. The remainder of the community contains mostly standard units.

The defined rehab area contains only 26 units, 10 of which need rehabilitation. Of the units needing rehabilitation, all need only minor or moderate repairs. None of the units are dilapidated or need substantial repairs.

COOL/PILOT HILL
Community-wide Survey

<u>Condition</u>	<u>No. of Units</u>	<u>Percent of Total</u>
MINOR	6	5%
MODERATE	45	35%
SUBSTANTIAL	2	2%
DILAPIDATED	0	0%

TOTAL SUBSTANDARD	53	42%
STANDARD	75	58%

TOTAL	128	100%

Cool and Pilot Hill are located along Highway 49 near the Placer County line. The survey includes both communities and the area between the communities.

Over half of the units surveyed are in standard condition. However, of the units needing rehabilitation, 85% need moderate repairs. Most of those units needing moderate repair are mobile homes located in a mobile home park on Salmon Falls Road.

**DIAMOND SPRINGS
Target Area Survey**

<u>Condition</u>	<u>No. of Units</u>	<u>% of Surveyed Units</u>
MINOR	22	5%
MODERATE	28	6%
SUBSTANTIAL	7	2%
DILAPIDATED	3	1%

TOTAL SUBSTANDARD	60	14%
STANDARD	380	86%

TOTAL	440	100%

Diamond Springs is located along Highway 49, south of Highway 50. Of the 1150 units located in the Diamond Springs area, the surveyors assessed 440 units in the older, central core area. The area surveyed centers around Pleasant Valley Road and Missouri Flat Road and contains a higher concentration of rehab need as compared to the newer subdivisions surrounding the community. The newer units in the Deer Park area are not included in this data.

The above data shows that 86% of the units are in standard condition. However, of the 380 standard units, 223 units are mobile homes located in Westwood Mobile Park and Diamond Springs Mobile Home Park. The substandard units are scattered throughout the community in small pockets which may lie directly adjacent to standard housing. Within the older core section of Diamond Springs there are 57 units in need of rehabilitation, ranging from minor to substantial; and three units are dilapidated.

EL DORADO
Community-wide Survey

<u>Condition</u>	<u>No. of Units</u>	<u>Percent of Total</u>
MINOR	27	19%
MODERATE	8	5%
SUBSTANTIAL	4	3%
DILAPIDATED	6	4%

TOTAL SUBSTANDARD	45	31%
STANDARD	101	69%

TOTAL	146	100%

El Dorado is located east of Highway 49 and south of Highway 50, between Shingle Springs and Diamond Springs. This community contains many older homes showing signs of deterioration.

The above data represents the entire community of El Dorado. The data demonstrates that 31% of the 146 units are in need of rehabilitation. Many of the units on El Dorado and Fall streets are in standard condition, most needing only paint. Page Lane, Willow Street and Union Mine Road also contain a high percentage of standard units. The substandard units are interspersed throughout the community with the majority of those units needing only minor rehabilitation. However, of the 45 units needing rehabilitation, 13% are dilapidated.

GARDEN VALLEY
Community-wide Survey

<u>Condition</u>	<u>No. of Units</u>	<u>Percent of Total</u>
MINOR	4	18%
MODERATE	2	9%
SUBSTANTIAL	0	0%
DILAPIDATED	0	0%

TOTAL SUBSTANDARD	6	27%
STANDARD	16	73%

TOTAL	22	100%

Garden Valley is a tiny community located along Garden Valley Road, between Highway 49 and 193. Of the 22 units surveyed, only six units showed signs of needing rehab and those units needed only minor and moderate repairs.

GEORGETOWN
Community-wide Survey

<u>Condition</u>	<u>No. of Units</u>	<u>Percent of Total</u>
MINOR	13	13%
MODERATE	14	13%
SUBSTANTIAL	3	3%
DILAPIDATED	1	1%

TOTAL SUBSTANDARD	31	30%
STANDARD	73	70%

TOTAL	104	100%

The community of Georgetown is located along Highway 193 at the northern end of El Dorado County. This rural community located in the historic Mother Lode area attracts many tourists because of its gold rush history.

All 104 units in Georgetown were surveyed and 30% of those units need rehabilitation with 1% being dilapidated. Most of the homes located south of Highway 193 are in standard condition. However, north of the highway and along the highway substandard units subsist along with standard units.

GREENWOOD
Community-wide Survey

<u>Condition</u>	<u>No. of Units</u>	<u>Percent of Total</u>
MINOR	4	31%
MODERATE	3	23%
SUBSTANTIAL	1	8%
DILAPIDATED	0	0%

TOTAL SUBSTANDARD	8	62%
STANDARD	5	38%

TOTAL	13	100%

Greenwood is located along Highway 193, midway between Cool and Georgetown. This tiny community consists of only 13 units, eight of which are substandard.

GRIZZLY FLAT
Target Area Survey

<u>Condition</u>	<u>No. of Units</u>	<u>% of Surveyed Units</u>
MINOR	0	0%
MODERATE	3	19%
SUBSTANTIAL	4	25%
DILAPIDATED	7	44%

TOTAL SUBSTANDARD	14	88%
STANDARD	2	12%

TOTAL	16	100%

Grizzly Flat is located well south of Highway 50 along Grizzly Flat Road. This small, rural community rests in the El Dorado National Forest at Grizzly Park near the base of the Sierra Mountains. Many of the homes located in this area are vacation homes, but some year-round homes co-exist.

The majority of the units in Grizzly Flat, vacation and year-round, are in standard condition. However, the surveyors did discover a few units that are substandard. These units are located along Grizzly Flat Road, Old Nail Road, and Sciaron Road. Noteworthy are the number of dilapidated units found in this area. Of the 16 units surveyed, seven are dilapidated--six of which are located on Sciaron Road and four of which appear to be abandoned.

KELSEY
Community-wide Survey

<u>Condition</u>	<u>No. of Units</u>	<u>Percent of Total</u>
MINOR	6	13%
MODERATE	4	8%
SUBSTANTIAL	0	0%
DILAPIDATED	4	8%

TOTAL SUBSTANDARD	14	29%
STANDARD	34	71%

TOTAL	48	100%

Kelsey is a small community located along Highway 193, north of Placerville. This community, consisting of only 48 units, has a 29% rehabilitation need. Of the 34 standard units, 15 units are mobile homes located in a mobile home park on Sierra Pines Road.

Most of the 14 units requiring rehabilitation need only minor or moderate repairs. However, 29% of the substandard units are dilapidated.

LATROBE
Community-wide Survey

<u>Condition</u>	<u>No. of Units</u>	<u>Percent of Total</u>
MINOR	1	10%
MODERATE	1	10%
SUBSTANTIAL	2	20%
DILAPIDATED	0	0%

TOTAL SUBSTANDARD	4	40%
STANDARD	6	60%

TOTAL	10	100%

The community of Latrobe rests at the intersection of Latrobe Road and South Shingle Road in the southwestern corner of El Dorado County. There are only 10 houses in this area, four of which need rehabilitation.

MEYERS
Target Area Survey

<u>Condition</u>	<u>No. of Units</u>	<u>% of Surveyed Units</u>
MINOR	44	7%
MODERATE	33	5%
SUBSTANTIAL	0	0%
DILAPIDATED	0	0%

TOTAL SUBSTANDARD	77	12%
STANDARD	551	88%

TOTAL	628	100%

Meyers is located along Highway 50 in the Sierra Mountains, just south of the City of South Lake Tahoe. The area surveyed consists of the community of Meyers and unincorporated South Lake Tahoe. Surveyors found that many of the homes in this area are vacation homes co-existing with year-round residences.

The Lake Tahoe area has become an international playground for recreation and tourism. Thus, the surrounding unincorporated area reflects the wealthy ambiance of this resort town. Many of the homes, both vacation and year-round, are large, expensive houses owned by the very wealthy. The houses along Pioneer Trail and its surrounding streets, east of Highway 50, fit into this mold. Also, the units west of Highway 50, along Upper Truckee Road and Lake Tahoe Boulevard carry this characterization.

However, nestled among these lavish homes--west of Highway 50 and south of the Lake Tahoe Golf Course--are smaller, less expensive units needing rehabilitation. Notably, these units, both vacation and year-round, need only minor and moderate repairs; none of the units are dilapidated or need substantial repairs. The surveyors surveyed vacation and year-round units, but noted that most of the units needing repairs are year-round houses.

The above data represents only those units located in the Meyers area--west of Highway 50, south of Lake Tahoe Golf Course; and east of Highway 50, south of Apache Avenue (along Highway 89). The remainder of the community contains mostly standard units and was not surveyed. (See Exhibit C for Map of Areas Surveyed.)

. MT. AUKUM
Target Area Survey

<u>Condition</u>	<u>No. of Units</u>	<u>% of Surveyed Units</u>
MINOR	3	16%
MODERATE	1	5%
SUBSTANTIAL	14	74%
DILAPIDATED	0	0%

TOTAL SUBSTANDARD	18	95%
STANDARD	1	5%

TOTAL	19	100%

Mt. Aukum is a tiny community located on the southern border of El Dorado County, near the Amador County line. All units surveyed are located along Mt. Aukum Road. Only one of the 19 units is standard. The condition of the substandard units ranges from needing minor repairs to substantial repairs. All of the 14 units needing substantial repairs are apartments located on Mt. Aukum Road.

PLEASANT VALLEY
Community-wide Survey

<u>Condition</u>	<u>No. of Units</u>	<u>Percent of Total</u>
MINOR	2	1%
MODERATE	9	5%
SUBSTANTIAL	2	1%
DILAPIDATED	4	2%

TOTAL SUBSTANDARD	17	9%
STANDARD	178	91%

TOTAL	195	100%

Pleasant Valley is located south of Highway 50 at the intersection of Pleasant Valley Road and Sly Park Road. Surveyors found 9% of the units in need of rehabilitation.

POLLOCK PINES
Target Area Survey

<u>Condition</u>	<u>No. of Units</u>	<u>% of Surveyed Units</u>
MINOR	47	17%
MODERATE	46	16%
SUBSTANTIAL	14	5%
DILAPIDATED	1	0%

TOTAL SUBSTANDARD	108	38%
STANDARD	174	62%

TOTAL	282	100%

Pollock Pines is located along Highway 50, east of Placerville. The area surveyed is bound approximately by Pine Street to the north, Highway 50 to the south, Manzanita Street to the west, and Oak and Willow streets to the east. The remainder of the community was not surveyed since most of the units are in standard condition, including 121 mobile homes in three mobile home parks on Forebay Road.

The above data represents the older, central core area of Pollock Pines. The survey found that 38% of the housing stock within this area is in need of rehabilitation with only one dilapidated unit. Most of the units needing rehabilitation call for only minor and moderate repairs with 14 units requiring substantial work.

**SHINGLE SPRINGS
Target Area Survey**

<u>Condition</u>	<u>No. of Units</u>	<u>% of Surveyed Units</u>
MINOR	20	9%
MODERATE	27	12%
SUBSTANTIAL	13	6%
DILAPIDATED	3	1%

TOTAL SUBSTANDARD	63	28%
STANDARD	165	72%

TOTAL	228	100%

Shingle Springs is located along Highway 50, west of Placerville. The area surveyed is south of Highway 50, concentrating around South Shingle Road and Durock Road. The surveyors discovered that the majority of the units needing rehabilitation are located along unpaved roads, not easily accessible or noticeable from the main streets. Of the units surveyed, 28% are substandard and three are dilapidated.

SMITH FLAT
Target Area Survey

<u>Condition</u>	<u>No. of Units</u>	<u>% of Surveyed Units</u>
MINOR	7	13%
MODERATE	19	35%
SUBSTANTIAL	1	2%
DILAPIDATED	0	0%

TOTAL SUBSTANDARD	27	50%
STANDARD	28	50%

TOTAL	55	100%

Smith Flat is an unincorporated area just east of Placerville. The above data shows that half of the 55 units surveyed are substandard. Of the units needing rehabilitation, 70% need moderate repairs, 26% need minor repairs, 4% need substantial repairs, and none are dilapidated. Most of the substandard units are located on Cemetery Road, Smith Flat Road and Jacquier Road.

APPENDIX C

Development Standards for Residential Zone Districts

Zone	Max. Density	Max. Coverage	Setbacks*	Max. Height
RM	20 d.u./ac.	50%	20' 5' 10'	50'
R2	20 d.u./ac	50%	20' 5' 15'	40'
R1	5 d.u./ac.	35%	20' 5' 15'	35'
R20,000	2 d.u./ac.	None	30' 10' 30'	35'
R1A	1 d.u./ac.	35%	30' 15' 30'	35'
R2A	1 d.u./2 ac.	None	30' 20' 30'	35'
RE-5	1 d.u./5 ac.	None	30' 30' 30'	35'
RE-10	1 d.u./10 ac.	None	30' 30' 30'	35'

* Front, Side, Rear

Source: El Dorado County Code

Development Standards for Residential Zone Districts

Zone	Max. Density	Max. Coverage	Setbacks*	Max. Height
RM	20 d.u./ac.	50%	20' 5' 10'	50'
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* Front, Side, Rear

Source: El Dorado County Code

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* Front, Side, Rear

Source: El Dorado County Code

Development Standards for Residential Zone Districts

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RE-10	1 d.u./10 ac.	None	30' 30' 30'	35'

* Front, Side, Rear

Source: El Dorado County Code

Parking Requirements for Residential Development

17.18.040 Adjustments and special parking requirements.

D. Increases and Decreases in Requirements:

1. Increases: The number of parking spaces required by this Ordinance may be increased by the approving authority as a condition of a special use permit or planned development permit where it is determined that the proposed use would have a parking demand in excess of the requirements of this Ordinance.
2. Decreases: Administrative relief from the strict compliance with the provisions for commercial and industrial uses may be granted where the Planning Director or Planning Commission finds all of the following:
 - o The intent of the Parking Ordinance is preserved.
 - o The parking provided is sufficient to serve the use for which it is intended.
 - o The modification will not be detrimental to the public, health, or safety.

In considering requests for reduction in the number of parking spaces, the approving authority shall consider:

- o Size and type of use or activity.
- o Composition and number of tenants.
- o Peak traffic and parking loads.
- o Rate of turnover.
- o Availability of public transportation including car pools or employer provided transportation.

17.18.060 SCHEDULE OF OFF-STREET VEHICLE PARKING REQUIREMENTS

<u>Use</u>	<u>Minimum Off-Street Parking</u>
<u>RESIDENTIAL</u>	
1. Conventional single-family detached	2 spaces not in tandem.
2. Single-family with second unit (granny flat; guest house)	2 spaces not in tandem plus 1 space for each additional unit.
3. Single-family attached (townhouse, condominium, cluster development)	2 spaces not in tandem per unit.
4. Apartments:	
Studio/1 bedroom	1.6 spaces per unit.
Two or more bedrooms	2 spaces per unit.
5. Rooming houses, boarding homes, clubs or fraternity housing with sleeping facilities	1 space per bedroom.
6. Mobile home park	2 spaces per mobile home space plus 1 visitor space for every 5 units.

17.18.070 Parking Lot Construction Standards

B. Multiple Family and Mobile Home Park Parking

Parking areas for multiple family residential and mobile home park developments requiring more than four (4) parking spaces shall be constructed to the same requirements as commercial and industrial parking areas. Parking access for multiple family developments and mobile home parks requiring four (4) or fewer parking spaces shall be graded and surfaced with a minimum of a double application of bituminous seal coating over four (4) inches of Class 2 aggregate base. The base shall be compacted to ninety-five percent (95%). Parking spaces within a carport shall be a minimum dimension of nine (9) feet in width and twenty (20) feet in depth.

C. Single Family Parking

Parking areas for single family residential developments in Class 1 subdivisions and mobile home park developments shall be graded and surfaced with a minimum of two (2) inches of asphaltic concrete over four (4) inches of aggregate base or equivalent in concrete. All other single family residential parking areas may be constructed with a minimum of four (4) inches of gravel base or equivalent, compacted to ninety-five percent (95%).

D. Striping

All parking stall spaces shall be clearly delineated with white or yellow painting.

E. Vertical Clearance

Every parking stall and aisle shall have a minimum of eight (8) feet vertical clearance.

F. Maintenance

All parking stalls, aisles, and access driveways shall be maintained in good condition and shall be kept free of debris and outside storage.

G. Wheel Stops

All parking stalls other than for single family residential parking shall provide concrete wheel stops to prevent vehicles from encroaching into or onto public right-of-way and adjoining properties. Wheel stops shall be anchored securely to the asphalt. In developments where sidewalks or concrete curbs are provided, such sidewalks or curbs may serve as the wheel stops, provided vehicle overhang over the sidewalk or planter area does not exceed two (2) feet.

H. Directional Arrows and Signage

Aisles, approach lanes, pedestrian crossings, and drop-off/loading areas shall be clearly marked with directional lines and signs to expedite traffic movement.

Landscaping Requirements for Residential Development

Section 17.18.090 Parking Lot Landscaping and Buffering

At the time of development of any off-street parking lot required by this Ordinance, landscaping and buffers shall be required in accordance with the provisions of this section.

A. Landscape Area Required

All open automobile parking areas that contain five (5) or more parking spaces shall provide a landscape buffer along those property boundaries where the parking facility abuts or adjoins a public road, street or highway or abuts a property under different ownership or zoning district. Where a parking facility contains ten (10) or more parking spaces, additional landscaping equivalent to five (5) percent of the gross area used for parking and access purposes, exclusive of the landscape buffer, shall be devoted to landscaping.

B. Landscape Plan Required

Prior to the issuance of any building permit which is subject to parking lot landscaping as required by this Ordinance, a landscape plan subject to the approval of the Planning Director shall be required. The landscape plan shall designate all areas to be landscaped and shall include the location; size, variety and number of all plant materials and water supply. All landscaping shall be installed and maintained in accordance with the approved landscape plan.

C. Landscape Improvement Standards

Landscaping for parking lot facilities shall be required as follows:

1. Landscaped buffers along a public road, street or highway or property under a different ownership or zoning district shall be a minimum of five (5) feet in width, exclusive of any curbs, and shall be measured from the property line.
2. Landscaping within a parking facility other than the landscape buffers, shall have a minimum dimension of four (4) feet and a minimum area to twenty (20) square feet, exclusive of any curbs.
3. A minimum of three (3) trees and six (6) shrubs shall be provided per each one hundred (100) feet in the landscape buffers required along the property boundaries and public roads, streets or highways. The size and species shall be approved by the Planning Director.

4. At least one (1) tree having a minimum size of fifteen (15) gallons or equivalent shall be provided for each ten (10) parking spaces exclusive of the landscape buffers.
5. All plant materials shall be nonpoisonous and shall be maintained free from weeds, debris and undesirable materials. Plant materials showing damage from insects or disease shall be replaced in accordance with the approved landscape plan.
6. Vehicles may overhang landscaped planters a maximum of two (2) feet, providing that the landscape area maintains a minimum unobstructed width of three (3) feet and permanent curbs, bumper or wheel stops or similar devices are installed.
7. Landscaped areas shall emphasize the use of living plant material. However, the use of bark, decorative rock, water and similar materials or features may be utilized, providing such materials do not exceed thirty (30) percent of the required landscape area.

APPENDIX D

SIERRA PLANNING ORGANIZATION

A JPA CONSISTING OF THE COUNTIES OF
EL DORADO, NEVADA, PLACER & SIERRA

REGIONAL HOUSING ALLOCATION PLAN FOR SIERRA PLANNING ORGANIZATION

Prepared by
Barbara Hollatz
Executive Director

APRIL 1991

ADOPTED OCTOBER 2, 1991

AMENDMENT ADOPTED DECEMBER 4, 1991

Court View Plaza

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SIERRA
NEVADA
PLACER
EL DORADO

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 NEEDS PLAN", HOUSING AND COMMUNITY
 DEVELOPMENT, JULY 1988

INTRODUCTION

Government Code Section 65584 mandates councils of government to prepare and periodically update regional housing allocation plans. This plan is intended to meet this requirement.

The previous plan was completed in 1984 by the Sierra Planning Organization (SPO) and projected housing needs through 1990. This plan will covers the period July 1990 through July 1, 1997.

AREA PROFILE

The Sierra Planning Organization (SPO) jurisdiction covers a four county area composed of portions of Placer and El Dorado Counties, and the entire counties of Nevada and Sierra. The cities covered by this plan are Auburn, Colfax, Loomis (Placer County); Grass Valley, Nevada City (Nevada County); Loyalton (Sierra County); and Placerville (El Dorado County). The Placer County cities of Roseville, Rocklin and Lincoln are the responsibility of the Sacramento Regional Council of Governments (SACOG). The city of South Lake Tahoe in El Dorado County is covered by the Tahoe Regional Planning Agency (TRPA).

The housing allocations are prepared for areas called "housing market areas". In some cases, a single jurisdiction is treated as a housing market area in this plan; in other cases, several jurisdictions are grouped together to form a "general housing market area" (GHMA). The California Department of Housing and Community Development (HCD) defines a GHMA as a area which shows significant economic interrelationship and substantial commute levels between jurisdictions. Within the SPO area, two GHMA's are designated in this plan:

1. Western Placer County and Nevada County (designated as Western Placer/Western Nevada GHMA)
2. Western El Dorado County (called Western El Dorado GHMA)

The western Placer/Western Nevada GHMA consists of the western portion of Placer County indicated on the map and Census Tracts 1 - 10 in Nevada County. The Western El Dorado GHMA consists of the west slope of the county corresponding to Census Tracts 306-315.

In all the remaining areas, each housing market area consists of a single jurisdiction as follows:

1. Sierra County Unincorporated;
2. City of Loyalton;

3. Eastern Nevada County (unincorporated eastern slope corresponding to Census Tracts 11 & 12);
4. Eastern Placer County (unincorporated area east of the City of Colfax as shown by the dotted line on the map).

The Tahoe Basin portions of El Dorado and Placer Counties and the cities of Roseville, Lincoln and Rocklin are excluded from this plan. The Sacramento Area Councils of Government (SACOG) and the Tahoe Regional Planning Agency (TRPA) are responsible for the housing allocations in the two areas.

PURPOSE

The purpose of the legislation requiring this plan was to determine housing needs for people at all income levels. The projections of housing needs in the plan are intended to be goals or targets for each jurisdiction.

Preparation of this plan was based on 1990 Census (population only) data. There is no Census data available at this time on income levels. Under the most desirable circumstances the distribution of housing units by income levels is difficult. Recent market pressures plus local building fees appear to be dictating housing costs and in a free market this does not necessarily provide housing for all income levels. SPO has projected income levels using the 1980 Census information as a basis. However, the intent of the housing allocation plan is to provide an ideal target for jurisdictions to try to attain. With this major goal in mind, the following assumptions were considered in preparing this plan.

Assumption

The following set of assumptions underlie this plan and its rural context.

1. The levels of household growth and construction need contained in this plan may be considered to be minimum growth needs. Nothing in this plan should mean that a local government may not plan for more households. Due to the rural nature of most of the foothill counties, the services required to provide urban housing densities are not readily available in the unincorporated areas. Most of the long-term planning performed in the SPO region is based upon a premise that growth should be directed to incorporated cities or county areas where suitable infrastructure is available.

2. It is assumed that economic characteristics of each housing market area will not change significantly during this planning period. Consequently, it is assumed that the income group characteristics of each housing market will be approximately the same in 1997 as in 1990.

3. No growth control measures are in effect within the SPO boundaries. The drought conditions occurring throughout the state have affected water supplies in some counties causing a temporary moratorium on water hook-ups for new construction. Normally, the lack of infrastructure are the limiting factor in providing housing.

4. Some 1980 Census data was used for the plan and although it might not be valid in 1990, the required submittal date of the plan precludes using 1990 Census figures which will not be available until sometime in 1991-93.

5. Under this plan, geography is assumed to remain constant. The town of Loomis was incorporated in 1984 and is shown in the plan. While other areas might be studying the validity of incorporating, if inhabited annexations or incorporations occur, the affected jurisdiction should revise their allocations accordingly.

6. Anticipated employment increases in areas such as South Placer and Grass Valley are included in population projections.

7. The household sizes should be a stable factor through the time frame of this plan.

8. The private sector will provide most additional housing needed. The deficit occurring in the federal budget and reductions in housing programs will probably continue throughout the time frame of the plan. As stated, these figures are goals for the SPO jurisdictions to aim for in providing for housing needs at all income levels.

REGIONAL HOUSING NEEDS ALLOCATION

The primary objective of the plan is to provide housing for all income segments of the SPO jurisdiction. The figures provided will in turn be used by jurisdictions within SPO to address regional housing needs in the 1992 revision of their respective Housing Elements.

The following tables indicate the current breakdown of 1990 income groups into households, the 1997 allocations and the net change between the two.

The method utilized to arrive at these figures is contained in the appendix. Basically, income group percentages, based on city and county averages, were applied to straight line projections of households.

Minor Factors in Regional Housing Needs Analysis

Seven items are to be discussed by the regional housing plans. Six of the seven items are briefly discussed here. The seventh, housing needs by persons of all income levels, is the primary objective of this plan and is addressed throughout the plan. The six items are discussed only briefly in this document due to the rural nature of the counties and the general housing market. The counties also will be expanding these areas of discussion in the mandated July 1992 Housing Element Revision.

Knowledge of availability of suitable housing sites and public facilities inventories is a local government function. All that will be mentioned here is that there are adequate sites available in the general housing market. Public services are the limiting factor to housing expansion in rural areas. The local Housing Element revisions prepared by cities and counties in July 1992 will contain a detailed discussion of this area.

Market demand for housing includes the need for an adequate supply of housing to provide housing for households in each income group as well as an adequate supply of vacant units to provide a healthy housing market. Vacancy rates are an indicator of whether there are shortages of housing or not. As of January 1, 1990 total vacancy rates were high in all of the counties in the SPO area (El Dorado 21.70%, Nevada, 14.39%, Placer 18.36% and Sierra 31.98%). These figures indicate that all of these counties have many "second homes", reflecting the recreational orientation of major portions of each county. The allocation in this plan is households. Households are occupied housing units. Occupied housing units plus vacant units equals the total housing stock. In planning for an adequate supply of housing, including sufficient units which are vacant for sale or rent, each local government should consider the role which second homes play in the local market area. In planning for growth, sufficient sites need to be provided for the increase in the number of households, sufficient units which are vacant for sale or rent, and the anticipated level of second homes and other vacant units which are not available for residential use.

Employment opportunities in the general housing market area are based upon a commute pattern that leads to the Sacramento MSA and the Roseville area. The counties are "bedroom communities" to the more urban areas in Sacramento County and Roseville. South Placer County continues to expand its job market and this trend should exist throughout this plan providing the economy remains reasonably strong.

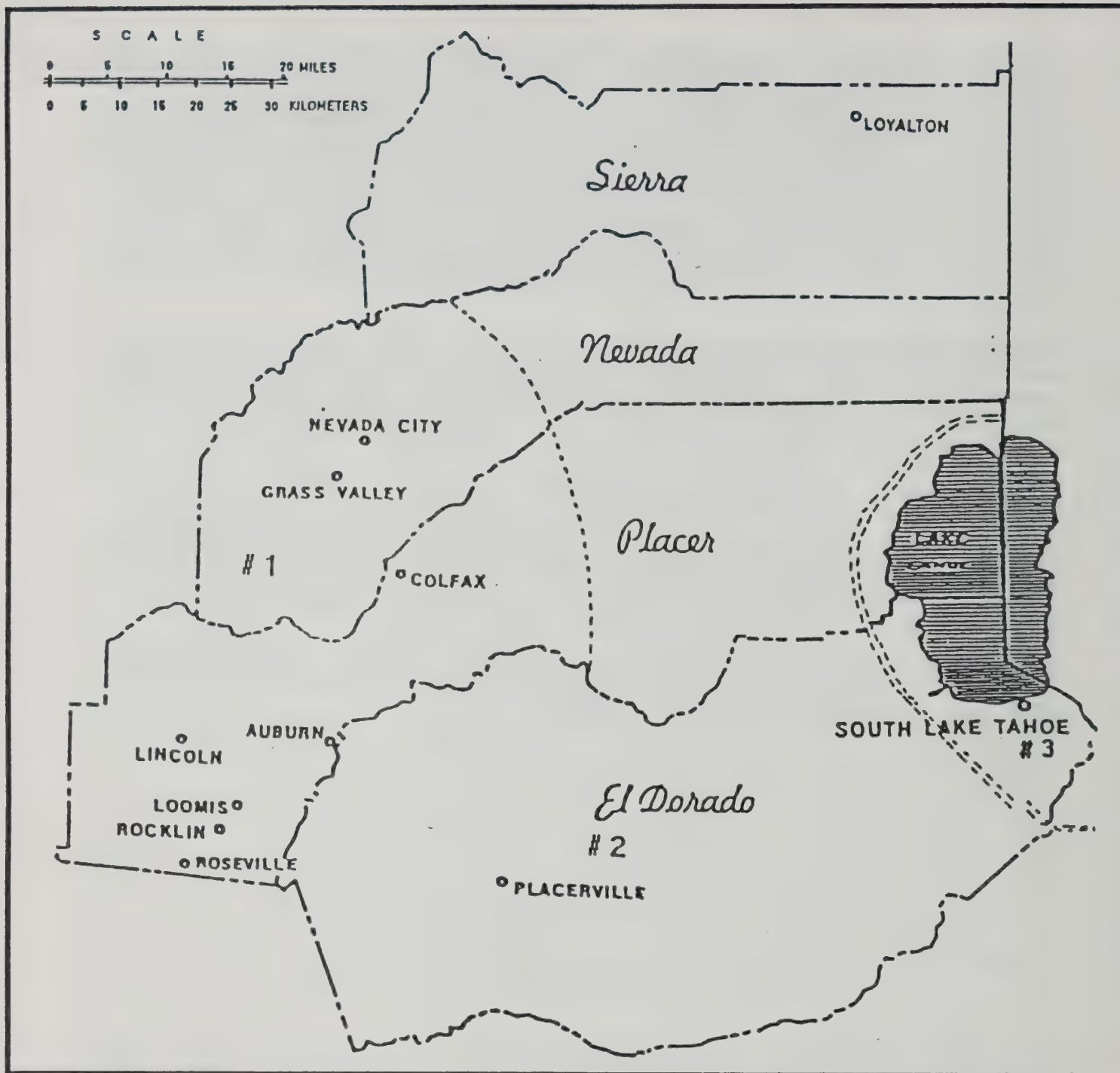
Type and tenure of housing is an area that the local Housing Element will include. An extensive housing inventory at the regional level is not feasible for rural areas. Information describing the type and tenure of housing will be available from the 1990 Census which should be published by 1993.

Commute Patterns - One fact that should be recognized, in the foothill counties covered by SPO, is that many workers commute to their jobs. Direct patterns are only discernible within and outside the counties based on census data which currently is 10 years old. Placer County and El Dorado County are both included in the Sacramento Metropolitan Statistical Area (SMSA) and have more detailed destination-origin-employment data. Based upon the rural nature of the area, the majority of the commuting is done intra-regionally, i.e. El Dorado County to Roseville, Auburn to Roseville, Grass Valley to Auburn, Folsom to Roseville, etc., making direct patterns difficult to define.

The commute table has been updated based on population projections and assumes that the patterns valid in the 1980 Census are continuing. This fact can be verified when the 1990 Census is published but traffic patterns and highway congestion appear to support this theory.

Housing Needs for Farmworkers - The general housing market area contains an insignificant number of farmworkers to justify a specific housing needs program. Estimates from the Employment Development Department are that less than 100 seasonal farmworkers work in any of the four counties. The premise is that most of these workers are county residents and not transient workers.

Impaction Policy - The SPO policy, in dealing with impacted income groups, is to assist local jurisdictions to implement housing programs to relieve impacted areas.



SIERRA PLANNING ORGANIZATION - Four County Region

- # 1. Western Placer/Nevada General Housing Market
(Excluding Roseville, Lincoln and Rocklin which are in SACOG)
- # 2. Western El Dorado General Housing Market
- # 3. Lake Tahoe Basin - Covered by Tahoe Regional Planning Agency



TABLE A

SIERRA PLANNING ORGANIZATION

EL DORADO COUNTY

1990 HOUSEHOLDS BY INCOME GROUP*

	<u>VERY LOW</u>	<u>OTHER LOW</u>	<u>MODERATE</u>	<u>ABOVE MOD.</u>	<u>TOTAL</u>
Placerville	1,018	679	815	882	3,394
So. Lake Tahoe**	1,984	1,811	2,070	2,760	8,625
Balance of County	<u>7,313</u>	<u>5,920</u>	<u>7,906</u>	<u>13,687</u>	<u>34,826</u>
TOTAL	10,315	8,410	10,791	17,329	46,845

1997 FAIR SHARE HOUSEHOLD PROJECTIONS

	<u>VERY LOW</u>	<u>OTHER LOW</u>	<u>MODERATE</u>	<u>ABOVE MOD.</u>	<u>TOTAL</u>
HCD Housing Goals	22%	18%	23%	37%	100%
Placerville	1,018	690	881	1,417	4,006
So. Lake Tahoe**	2,041	1,864	2,130	2,840	8,875
Balance of County	<u>11,250</u>	<u>9,154</u>	<u>11,949</u>	<u>19,809</u>	<u>52,161</u>
TOTAL	14,309	11,708	14,960	24,066	65,042

ASSUMPTION: Average 4.8% annual county growth rate

1990 - 1997 FAIR SHARE NEEDS ALLOCATION

	<u>VERY LOW</u>	<u>OTHER LOW</u>	<u>MODERATE</u>	<u>ABOVE MOD.</u>	<u>TOTAL</u>
Placerville	0	11	66	535	612
So. Lake Tahoe**	57	53	60	80	250
Balance of County	<u>3,937</u>	<u>3,234</u>	<u>4,043</u>	<u>6,122</u>	<u>17,335</u>
TOTAL	3,994	3,298	4,169	6,737	18,197

* Source: Housing and Community Development, "Household Projections by Income Group" (From final 1990 U.S. Census Household totals)

** South Lake Tahoe Housing is allocated and regulated by the Tahoe Regional Planning Agency

TABLE B

SIERRA PLANNING ORGANIZATION

NEVADA COUNTY

1990 HOUSEHOLDS BY INCOME GROUP*

	<u>VERY LOW</u>	<u>OTHER LOW</u>	<u>MODERATE</u>	<u>ABOVE MOD.</u>	<u>TOTAL</u>
Grass Valley	1,618	705	871	954	4,148
Nevada City	496	187	219	387	1,289
Balance of County	<u>5,875</u>	<u>3,418</u>	<u>5,368</u>	<u>10,660</u>	<u>25,321</u>
TOTAL	7,989	4,310	6,458	12,001	30,758

1997 FAIR SHARE HOUSEHOLD PROJECTIONS

	<u>VERY LOW</u>	<u>OTHER LOW</u>	<u>MODERATE</u>	<u>ABOVE MOD.</u>	<u>TOTAL</u>
HCD Housing Goals	26%	14%	21%	39%	100%
Grass Valley	1,618	736	1,004	1,902	5,260
Nevada City	496	203	261	488	1,448
Balance of County	<u>8,696</u>	<u>4,882</u>	<u>7,466</u>	<u>13,825</u>	<u>34,870</u>
TOTAL	10,810	5,821	8,731	16,215	41,578

ASSUMPTION: Average annual county growth rate of 4.4%

1990 - 1997 FAIR SHARE NEEDS ALLOCATION

	<u>VERY LOW</u>	<u>OTHER LOW</u>	<u>MODERATE</u>	<u>ABOVE MOD.</u>	<u>TOTAL</u>
Grass Valley	0	31	133	948	1,112
Nevada City	0	16	42	101	159
Balance of County	<u>2,821</u>	<u>1,464</u>	<u>2,098</u>	<u>3,165</u>	<u>9,549</u>
TOTAL	2,821	1,511	2,273	4,214	10,820

* Source: Housing and Community Development, "Household Projections by Income Group " (From final 1990 U.S. Census Household totals)

* South Lake Tahoe Housing is allocated and regulated by the Tahoe Regional Planning Agency

TABLE C

SIERRA PLANNING ORGANIZATION

PLACER COUNTY

(Part*)

1990 HOUSEHOLDS BY INCOME GROUP**

	<u>VERY LOW</u>	<u>OTHER LOW</u>	<u>MODERATE</u>	<u>ABOVE MOD.</u>	<u>TOTAL</u>
Auburn	1,373	778	916	1,511	4,578
Colfax	263	120	87	77	547
Loomis	393	275	412	884	1,964
Balance of County	<u>5,950</u>	<u>5,272</u>	<u>6,536</u>	<u>13,071</u>	<u>30,829</u>
TOTAL	7,979	6,445	7,951	15,543	37,918

1997 FAIR SHARE HOUSEHOLD PROJECTIONS

	<u>VERY LOW</u>	<u>OTHER LOW</u>	<u>MODERATE</u>	<u>ABOVE MOD.</u>	<u>TOTAL</u>
HCD Housing Goals	21%	17%	21%	41%	100%
Auburn	1,373	830	1,044	2,107	5,354
Colfax	263	120	97	158	638
Loomis	483	391	483	943	2,300
Balance of County	<u>7,184</u>	<u>6,190</u>	<u>7,679</u>	<u>14,955</u>	<u>36,007</u>
TOTAL	9,303	7,531	9,303	18,163	44,299

ASSUMPTION: Average annual part of county growth rate of 2.19%

1990 - 1997 FAIR SHARE NEEDS ALLOCATION

	<u>VERY LOW</u>	<u>OTHER LOW</u>	<u>MODERATE</u>	<u>ABOVE MOD.</u>	<u>TOTAL</u>
Auburn	0	52	128	596	776
Colfax	0	0	10	81	91
Loomis	90	116	71	59	336
Balance of County	<u>1,234</u>	<u>918</u>	<u>1,143</u>	<u>1,884</u>	<u>5,178</u>
TOTAL	1,324	1,086	1,352	2,620	6,381

* Lincoln, Rocklin and Roseville covered by SACOG Regional Allocation

** Source: Housing and Community Development, "Household Projections by Income Group" (From final 1990 U.S. Census Household totals)

TABLE D

SIERRA PLANNING ORGANIZATION

SIERRA COUNTY

1990 HOUSEHOLDS BY INCOME GROUP*

	<u>VERY LOW</u>	<u>OTHER LOW</u>	<u>MODERATE</u>	<u>ABOVE MOD.</u>	<u>TOTAL</u>
Loyalton	100	38	65	159	362
Balance of County	<u>371</u>	<u>139</u>	<u>245</u>	<u>357</u>	<u>1,112</u>
TOTAL	471	177	310	516	1,474

1997 FAIR SHARE HOUSEHOLD PROJECTIONS

	<u>VERY LOW</u>	<u>OTHER LOW</u>	<u>MODERATE</u>	<u>ABOVE MOD.</u>	<u>TOTAL</u>
HCD Housing Goals	32%	12%	21%	35%	100%
Loyalton	108	41	71	173	393
Balance of County	<u>399</u>	<u>149</u>	<u>261</u>	<u>382</u>	<u>1,191</u>
TOTAL	507	190	332	555	1,584

ASSUMPTION: Average annual county growth rate of 1.0%

1990 - 1997 FAIR SHARE NEEDS ALLOCATION

	<u>VERY LOW</u>	<u>OTHER LOW</u>	<u>MODERATE</u>	<u>ABOVE MOD.</u>	<u>TOTAL</u>
Loyalton	8	3	6	14	31
Balance of County	<u>28</u>	<u>10</u>	<u>16</u>	<u>25</u>	<u>79</u>
TOTAL	36	13	22	39	110

* Source: Department of Finance "Population and Housing Estimates" for January 1990; Income Group Estimates based on 1980 Census

TABLE E
EMPLOYMENT COMMUTE PATTERNS

EL DORADO COUNTY

	<u>1980*</u>		<u>1989**</u>	
Employed in Own County	20,595	48.7%	29,000	44.1%
Employed Outside County	7,143	16.9%	19,425	29.6%
Employed Outside State	5,043	11.9%	6,000	9.1%
Unemployed	3,999	9.5%	2,800	4.3%
Unknown	<u>5,530</u>	13.1%	<u>8,475</u>	12.9%
TOTAL LABOR FORCE	42,310		65,700	

NEVADA COUNTY

Employed in Own County	12,476	57.4%	19,560	60.0%
Employed Outside County	2,790	12.8%	4,560	14.0%
Employed Outside State	572	2.6%	975	3.0%
Unemployed	2,076	9.5%	1,800	5.5%
Unknown	<u>3,832</u>	17.6%	<u>5,705</u>	17.5%
TOTAL LABOR FORCE	21,746		32,600	

PLACER COUNTY

Employed in Own County	26,636	49.3%	42,500	53.7%
Employed Outside County	15,374	28.5%	22,620	28.6%
Employed Outside State	1,079	2.0%	1,580	2.0%
Unemployed	4,867	9.0%	3,600	4.5%
Unknown	<u>6,055</u>	11.2%	<u>8,900</u>	11.2%
TOTAL LABOR FORCE	54,011		79,200	

SIERRA COUNTY

Employed in Own County	752	52.6%	915	53.0%
Employed Outside County	78	5.5%	125	7.2%
Employed Outside State	119	8.3%	175	10.1%
Unemployed	168	11.8%	160	9.3%
Unknown	<u>312</u>	21.8%	<u>350</u>	20.3%
TOTAL LABOR FORCE	1,429		1,725	

* Information Taken From 1980 Census Data

** SEDD Estimates Based on 1980 Census and EDD Labor Force Statistics

APPENDICES

APPENDIX 1

REGIONAL HOUSING NEEDS ALLOCATIONS

METHODOLOGY

Limitations

The methodologies used by Sierra Planning Organization (SPO) for preparing the housing needs allocation were derived from several sources. The California Department of Housing and Community Development (HCD), the California Department of Finance (DOF), the 1990 U.S. Census, the 1980 U.S. Census and SPO projections were the basis for the allocation. Admittedly, portions of the data base are ten years old and there are no reliable sources for income data needed to update the 1980 Census distribution of income levels. Data from the 1990 Census will not be available until 1993.

Data Used

The following data was used to prepare the allocation:

1. HCD Household Projections by Income Group January 1, 1990, to July 1, 1997
2. 1990 U.S. Census Report C90-PL-1 on Total Population and Total Housing Units
3. SPO Growth Projections for 1990 to 2000
4. SPO Household Income Projections 1980 - 1990

Household Projections

Household estimates for 1990 and projections to 2000 are shown in Appendix 3. The 1990 figures are from the 1990 Census. The projections to 2000 are computations developed by SPO reflecting historical growth trends occurring in the region.

Housing Income Allocations

Household projections by income groups supplied by HCD and the percentage of past household growth were used to produce the allocations for each jurisdiction. It became apparent in reviewing the 1984 allocations that some jurisdictions' allocations for the four income groups needed adjusting thus there are some negative numbers.

Updating Housing Needs Table

The following example was extracted from the California HCD Manual:

The Housing Elements in process by most of the jurisdictions in SPO should consider the economic group served by the new units constructed from 1984 to 1990. The Planning Department can document low-income units developed or in the process of development and could thus reduce the low-income allocations in this document. Otherwise, the minimum low-income housing needs estimates in this document should be the target number. The following illustration shows the update process for City A. The example assumes that the base data of the Regional Housing Needs Plan (RHHPA) is January 1, 1990 and City A is adopting its housing element revision subsequent to July 1992.

The following table illustrates the methodology involved in determining the revised basic new construction need by income levels for City A:

City A

Update New Construction Need 1990 to 1997

- #1: Determine net housing units added in 1990
 - 18,800 Housing units on Jan. 1, 1990
 - 18,400 Housing units on Jan. 1, 1989
 - 400 Decrease in New Construction Need

#2: Determine types of housing units added 1989 -1990

<u>New Units</u>	<u>Income Group</u>
204 single-family	Moderate or above moderate
40 multiplex	Moderate
20 mobile homes	Low-income households
136 multifamily	27 very low income
	27 other low income
	82 moderate income

#3: Determine New Construction 1990 to 1997 by Income Group

<u>Income Group</u>	<u>1990-1997 New Construction %</u>	<u>Units Units</u>	<u>Units Added 1989-1990</u>	<u>Revised New Construction 1990-1997</u>
Very Low	(20)	400	27	373
Other Low	(10)	200	27	173
Moderate	(40)	800	82	718
Above Moderate	(30)	600	69	531
	(100)	2,000	205	1,795

Each jurisdiction has the responsibility to accommodate the revised housing need by income group. They fulfill this responsibility by providing adequate sites zoned for multi-family rental housing, single-family housing, and mobile homes to satisfy all income levels. If a local jurisdiction does not have sufficient suitable sites to accommodate these needs, steps should be taken to change land use, annexation, upzoning or a second unit ordinance would be appropriate.

APPENDIX 2

1997 HOUSING GOALS*

<u>COUNTY</u>	<u>VERY LOW</u>	<u>OTHER LOW</u>	<u>MODERATE</u>	<u>ABOVE MOD</u>
El Dorado	22%	18%	23%	37%
Nevada	26%	14%	21%	39%
Placer	21%	17%	21%	41%
Sierra	32%	12%	21%	35%

* Determined by California State Housing and Community Development
(Based on 1980 Census and mandates from HUD)

APPENDIX 3

GROWTH PROJECTIONS *

EL DORADO COUNTY

Placerville		S. Lake Tahoe		Unincorporated		Total	
1990	8,355	1990	21,586	1990	96,054	1990	125,995
1991	8,556	1991	21,672	1991	102,201	1991	131,791
1992	8,761	1992	21,759	1992	108,742	1992	137,853
1993	8,971	1993	21,846	1993	115,702	1993	144,194
1994	9,186	1994	21,933	1994	123,107	1994	150,827
1995	9,407	1995	22,021	1995	130,986	1995	157,765
1996	9,633	1996	22,109	1996	139,369	1996	165,023
1997	9,864	1997	22,198	1997	148,288	1997	172,614
1998	10,101	1998	22,287	1998	157,779	1998	180,554
1999	10,343	1999	22,376	1999	167,877	1999	188,859
2000	10,591	2000	22,465	2000	178,621	2000	197,547

NEVADA COUNTY

Grass Valley		Nevada City		Unincorporated		Total	
1990	9,048	1990	2,855	1990	66,607	1990	78,510
1991	9,365	1991	2,904	1991	70,337	1991	82,436
1992	9,692	1992	2,953	1992	74,276	1992	86,557
1993	10,032	1993	3,003	1993	78,435	1993	90,885
1994	10,383	1994	3,054	1994	82,828	1994	95,429
1995	10,746	1995	3,106	1995	87,466	1995	100,201
1996	11,122	1996	3,159	1996	92,364	1996	105,211
1997	11,512	1997	3,213	1997	97,537	1997	110,471
1998	11,914	1998	3,267	1998	102,999	1998	115,995
1999	12,331	1999	3,323	1999	108,766	1999	121,795
2000	12,763	2000	3,379	2000	114,857	2000	127,885

SIERRA COUNTY

Loyalton		Unincorporated		Total	
1990	931	1990	2,387	1990	3,318
1991	940	1991	2,413	1991	3,368
1992	950	1992	2,440	1992	3,418
1993	959	1993	2,467	1993	3,470
1994	969	1994	2,494	1994	3,522
1995	978	1995	2,521	1995	3,574
1996	988	1996	2,549	1996	3,628
1997	998	1997	2,577	1997	3,682
1998	1,008	1998	2,605	1998	3,738
1999	1,018	1999	2,634	1999	3,794
2000	1,028	2000	2,663	2000	3,851

* SPO Projections based on 1990 U.S. Census

APPENDIX 3

GROWTH PROJECTIONS *

(CONT.)

PLACER COUNTY

Auburn		Colfax		Loomis		Unincorporated		Total	
1990	10,592	1990	1,306	1990	5,705	1990	84,119	1990	101,802
1991	11,016	1991	1,349	1991	5,791	1991	85,381	1991	105,670
1992	11,456	1992	1,394	1992	5,877	1992	86,661	1992	109,686
1993	11,915	1993	1,440	1993	5,966	1993	87,961	1993	113,854
1994	12,391	1994	1,487	1994	6,055	1994	89,281	1994	118,180
1995	12,887	1995	1,536	1995	6,146	1995	90,620	1995	122,671
1996	13,402	1996	1,587	1996	6,238	1996	91,979	1996	127,333
1997	13,938	1997	1,639	1997	6,332	1997	93,359	1997	132,171
1998	14,496	1998	1,693	1998	6,427	1998	94,759	1998	137,194
1999	15,076	1999	1,749	1999	6,523	1999	96,181	1999	142,407
2000	15,679	2000	1,807	2000	6,621	2000	97,624	2000	147,819

• SPO Projections based on 1990 U.S. Census

APPENDIX 4

HOUSEHOLD INCOME PROJECTIONS

1980 - 1990

	<u>1980 [1]</u>	<u>1990 [2]</u>
<u>EL DORADO CO.</u>		
Very Low	\$0 - 11,540	\$0 - 18,750
Other Low	\$11,541 - 18,125	\$18,751 - 30,000
Moderate	\$18,126 - 22,485	\$30,001 - 45,000
Above Moderate	\$22,486 -	\$45,001 -
 <u>NEVADA CO.</u>		
Very Low	\$0 - 14,860	\$0 - 17,150
Other Low	\$14,861 - 18,565	\$17,151 - 27,440
Moderate	\$18,566 - 22,785	\$27,441 - 41,160
Above Moderate	\$22,786 -	\$41,161 -
 <u>PLACER CO.</u>		
Very Low	\$0 - 11,260	\$0 - 18,750
Other Low	\$11,261 - 16,580	\$18,751 - 30,000
Moderate	\$16,581 - 22,600	\$30,001 - 45,000
Above Moderate	\$22,601 -	\$45,001 -
 <u>SIERRA CO.</u>		
Very Low	\$ 0 - 8,489	\$0 - 16,600
Other Low	\$ 8,490 - 13,499	\$16,601 - 26,560
Moderate	\$13,500 - 18,899	\$26,561 - 39,840
Above Moderate	\$18,900 -	\$39,841 -

[1] SOURCE - 1980 CENSUS

[2] SPO PROJECTIONS

APPENDIX 5

PERSONS CONTACTED

Larry Walrod, El Dorado County Planning Department

Pat Norman, Nevada County Planning Department

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Tim Beals, Sierra County Planning Department

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Joan Phillippe, Town of Loomis

Milt Gottardi, City of Loyalton

Andy Cassano, City of Nevada City

Conrad Montgomery, City of Placerville

Terry Jamin, City of South Lake Tahoe

Don Crow, State Department of Housing & Community Development

Dave Ziegler, Tahoe Regional Planning Agency

APPENDIX 6

GOVERNMENT CODE SECTION 65584 (As of January 1, 1991)

Procedure in
developing
RHNPs

65584. (a) For purposes of subdivision (a) of Section 65583, the share of a city or county of the regional housing needs includes that share of the housing need of persons at all income levels within the area significantly affected by a general plan of the city or county. The distribution of regional housing needs shall, based upon available data, take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, the loss of units contained in assisted housing developments, as defined in paragraph (8) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions, and the housing needs of farmworkers. The distribution shall seek to reduce the concentration of lower income households in cities or counties which already have disproportionately high proportions of lower income households. Avoid further impactation of localities with relatively high proportions of lower income households. Based upon data provided by the Department of Finance, in consultation with each council of government, the Department of Housing and Community Development shall determine the regional share of the statewide housing need at least two years prior to the second revision, and all subsequent revisions as required pursuant to Section 65588. Based upon data provided by the department relative to the statewide need for housing, each council of government shall determine the existing and projected housing need for its region. Within 30 days following notification of this determination, the department shall ensure that this determination is consistent with the statewide housing need. The department may revise the determination of governments if necessary to obtain this consistency. The appropriate council of governments shall determine the share for each city or county consistent with the criteria of this subdivision and with the advice of the department

Content of
RHNPs

Local share
includes
income
levels;
boundaries

"Avoid
impaction of
lower income
households"

"Existing
and pro-
jected
housing
need"

HCD prepares
regional
shares

HCD reviews
COGs
regional
determina-
tions

subject to the procedure established pursuant to subdivision (c) at least one year prior to the second revision, and at five-year intervals following the second revision pursuant to Section 65588. The council of governments shall submit to the department information regarding the assumptions and methodology to be used in allocating the regional housing need. As part of the allocation of the regional housing need, the council of governments, or the department pursuant to subdivision (b), shall provide each city and county with data describing the assumptions and methodology used in calculating its share of the regional housing need. The department shall submit to each council of governments information regarding the assumptions and methodology to be used in allocating the regional share of the statewide housing need. As part of its determination of the regional share of the statewide housing need, the department shall provide each council of governments with data describing the assumptions and methodology used in calculating its share of the statewide housing need. The councils of governments shall provide each city and county with the department's information.

(b) For areas with no council of governments, the department shall determine housing market areas and define the regional housing need for cities and counties within these areas pursuant to the provisions for the distribution of regional housing needs in subdivision (a). Where the department determines that a city or county possess the capability and resources and has agreed to accept the responsibility, with respect to its jurisdiction, for the identification and determination of housing market areas and regional housing needs, the department shall delegate this responsibility to the cities and counties within these areas.

(c) (1) Within 90 days following determination of a council of governments pursuant to subdivisions (a), or the department's determination pursuant to subdivision (b), a city or county may propose to revise the determination of its share of the regional housing need in accordance with the considerations set forth in subdivisions (a). The proposed revised share shall be based on available data and accepted planning methodology, and supported by adequate documentation.

90 - day
period for
local
revisions to
RHNP

6 0 - d a y
period for
COG response
to local
revisions

(2) Within 60 days after the time period for the revision by the city or county, the council of governments or the department, as the case may be, shall accept the proposed revision, modify its earlier determination, or indicate, based upon available data and accepted planning methodology, why the proposed revision is inconsistent with the regional housing need.

(A) If the council of government of the department, as the case may be, does not accept the proposed revision, then the city or county shall have the right to request a public hearing to review the determination within 30 days.

(B) The city or county shall be notified within 30 days by certified mail, return receipt requested, of at least one public hearing regarding the determination.

(C) The date of the hearing shall be at least 30 days from the date of the notification.

(D) Before making its final determination, the council of governments or the department, as the case may be, shall consider comments, recommendations, available data, accepted planning methodology, and local geological and topographical restraints on the production of housing.

(3) If the council of governments or the department accepts the proposed revision or modifies its earlier determination, the city or county shall use that share. If the council of governments or the department grant a revised allocation pursuant to paragraph (1), the council of government or department shall ensure that the current total housing need is maintained. If the council of governments or department indicates that the proposed revision is inconsistent with the regional housing need, the city or county shall use the share which was originally determined by the council of governments or the department.

(4) The determination of the council of governments or the department, as the case may be, shall be subject to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

(5) The council of governments or the department shall reduce the share of regional housing needs of a county if all of the following conditions are met:

(A) One or more cities within the county agree to increase its share or their shares in

Conditions
for reducing
county's
share of
housing

an amount which will make up for the reduction.

(B) The transfer of shares shall only occur between a county or cities within that county.

(C) The county's share of low-income and very low income housing shall be reduced only in proportion to the amount by which the county's share of moderate-income and above moderate-income housing is reduced.

(D) The council of governments or the department, whichever assigned the county's share, shall have authority over the approval of the proposed reduction, taking into consideration the criteria of subdivision (a) of Section 65584.

(6) The housing element shall contain an analysis of the factors and circumstances, with all supporting data, justifying the revision. All materials and data used to justify any revision shall be made available upon request by any interested party within seven days upon payment of reasonable costs of reproduction unless the costs are waived due to economic hardship.

(d) (1) Except as provided in paragraph (2), any ordinance, policy, or standard of a city or county which directly limits, by number, the building permits which may be issued for residential construction, or which limits for a set period of time the number of buildable lots which may be developed for residential purposes, shall not be a justification for a determination or a reduction in the share of a city or county of the regional housing need.

(2) Paragraph (1) does not apply to any city or county which imposes a moratorium on residential construction for a set period of time in order to preserve and protect the public health and safety. If a moratorium is in effect, the city or county shall, prior to a revision pursuant to subdivision (c), adopt findings which specifically describe the threat to the public health and safety and the reasons why construction of the number of units specified as its share of the regional housing need would prevent the mitigation of that threat.

(e) Any authority to review and revise the share of a city or county of the regional housing need granted under this section shall not constitute authority to revise, approve, or disapprove the manner in which the share of

G r o w t h
c o n t r o l
measure may
not justify
reduction of
local share
of regional
housing need
w i t h
exceptions

the city or county of the regional housing need is implemented through its housing program.

(f) A fee may be charged interested parties for any additional costs caused by the amendments made to subdivision (c) by Chapter 1684 of the Statutes of 1984 reducing for 45 to seven days the time within which materials and data shall be available to interested parties.

(g) Determinations made by the department, a council of governments, or a city or county pursuant to this section are exempt from the provisions of the California Environmental Quality Act, Division 13 (commencing with Section 21000) of the Public Resources Code.

(Amended by Statutes 1984, Ch. 1684, Amended Stats. 1989, Ch. 1451, Amended Stats. 1990, Ch. 1441)

CHAPTER 1

INTRODUCTION

Housing Elements

California planning law requires each locality to "make adequate provision for the housing needs of all economic segments of the community" (Government Code Section 65580). To that end, and "to assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal" (Government Code Section 65581(a)), State law has required local governments to prepare housing elements since 1969.

Article 10.6 of the Government Code, effective January 1, 1981 (AB 2853, Chapter 1143, Statutes of 1980, by Assemblyman Roos), codified into law housing element requirements that were developed as regulations in the late 1970s. Localities are required to include in their housing elements an identification of housing needs, resources, and constraints; goals and policies; quantified objectives for the construction, conservation, and rehabilitation of housing units; and a housing program to accomplish these objectives (Government Code Section 65583).

As a basis for assessing housing need, the law requires "documentation of (growth) projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584" (Government Code Section 65583(a)(1)).

Housing Elements and the Regional Housing Needs Plan

Section 65584 of housing element law mandates councils of governments (COGs), or in areas without COGs, the Department of Housing and Community Development (HCD), to prepare regional housing needs plans (RHNPs) for the localities within the region. These regional plans provide cities and counties with a measure of their share of a region's projected need by household income group over the approximately five-year planning period of the housing element. The RHNP also identifies and quantifies existing housing need.

The concept that localities shall plan for population growth and for a share of regional housing need has been part of housing element law since its inception. Only since 1981, however, have COGs and HCD been statutorily required to prepare RHNPs. This mandate aims at ensuring that each community accepts responsibility for the housing needs of not only the resident population but also of those households who might reasonably be expected to live within the jurisdiction were a variety and choice of housing appropriate to their needs available.

Councils of Governments

COGs are voluntary agencies created in 1960 under the Joint Exercise of Powers Act (Government Code Sections 6500 *et seq.*) and the Area Planning Law (Government Code Sections 65060 *et seq.*). They carry out a range of regional planning programs affecting land use, housing, transportation, air and water quality, economic development, health

systems, and criminal justice. A COG's jurisdiction can be single-county, multi-county, or, in some cases, part of a county. Many are designated as areawide clearinghouses for review of environmental documents and local grant applications for federal funds. (Appendix 1 lists California COGs.)

Given their regional perspective and review and planning experience, COGs are well suited for preparing equitable growth allocation plans. They must, however, rely on the cooperation and good will of the localities for the acceptance and implementation of the plans.

The Department of Housing and Community Development

HCD plays a multiple role in the regional housing needs planning process. Under Section 65584, the department allocates shares of statewide need to COGs and advises COGs in their preparation of RHNPs. In some instances, HCD has prepared the RHNP for a COG area at the request of the COG. HCD also reviews plans for consistency with statewide housing needs; and, under Section 65585, reviews the local housing elements that contain the regional share figures. In non-COG areas, HCD prepares the RHNP.

Purposes of This Manual

HCD's experience in reviewing COG RHNPs and housing elements has demonstrated the need for clarification of the law governing RHNPs. For example, some COGs provide data on the number of projected households, while others provide data on projected housing units needed. Also, many localities have been unsure about what plan data to use in the housing element and how to use it.

This "how to" manual is intended to clarify the law, provide a statewide baseline of suggested procedures and data sources to ease the COG's task in developing an RHNP, and foster more consistent plans statewide.

The manual, however, is not intended to supplant the normal technical assistance the Department provides. It is intended to help pinpoint problem areas and make the process more efficient. COGs with more complex regional problems and processes, in particular, should continue to consult with HCD.

We hope that localities will find plans prepared with the assistance of this manual equitable and easier to use. The ultimate goal is to further increase the effectiveness of the housing element in helping localities to improve their real-world housing situations.

Step 1: State provides COG with its regional share of statewide housing need.

Who: Department of Housing and Community Development (HCD)
When: Two years prior to housing element due date. (See Appendix 6)

Authority: "Based upon data provided by the Department of Finance, in consultation with each council of governments, the Department of Housing and Community Development shall determine the regional share of the statewide housing need at least two years prior to the second revision, and all subsequent revisions as required pursuant to Section 65588." (Section 65584(a))

The term "housing need" includes existing need and projected need by income level.

Existing Housing Need

Existing need, for the purposes of the RHNP, includes the current number of households in the region by income level and the number of occupied and vacant housing units which are available to meet the needs of these households.

HCD will provide COGs with the following:

1. The most recent State Department of Finance (DOF) report containing household, total housing unit, and vacant housing unit estimates for each locality in the region.
2. Estimates of the county and regional percentages of households in four income groups.

Projected Housing Need

Projected housing need includes the projected number of households, by income group, at the end of the planning period.

HCD will provide the COG with the following:

1. By county, the latest DOF or HCD household projections, accompanied by the DOF population projections on which they are based.
2. By county, the projected percentage of households in each income group.
3. Recommended methods for calculating the new construction needed, by income group, during the planning period, based on the above data. The methodology includes a method for estimating the number of units needed to accommodate the projected households.

Household Income Group Estimates

After every decennial U.S. Census, HCD prepares estimates for each county of the proportion of households in four income groups. The groups are based on the income groups defined in State law and implemented by HUD and HCD in their housing finance programs. The definitions include family size adjustment factors. For example, the

income limit for a one-person household is 0.7 times the four-person income limit for that income level.

In general, the income limits for a four-person household are the following:

Very Low Income	Income not exceeding 50% of the median family income of the metropolitan area or nonmetropolitan county.
Other Lower Income	Income between 50% and 80% of the median family income of the metropolitan area or nonmetropolitan county.
Moderate Income	Income between 80% and 120% of the median family income of the metropolitan area or nonmetropolitan county.
Above Moderate Income	Income above 120% of the median family income of the metropolitan area or nonmetropolitan county.

Step 2: Determine the regional existing and projected housing need.

Who: The Council of Governments

When: At least one year prior to the housing element due date. (See Appendix 6)

Authority: "Based upon data provided by the Department of Housing and Community Development relative to the statewide need for housing, each council of governments shall determine the existing and projected housing need for its region." (Section 65584(a))

In this step the COG either accepts or modifies the housing needs determinations provided to it in Step 1. If the COG accepts the HCD's determinations, or decides to use a higher household projection than that of HCD, this step may be combined with Step 6 (adoption of the RHNP) below.

Steps 2, 4, and 6 have the same statutory deadlines. In practice these steps are often done simultaneously. For this reason, if the COG proposes to modify HCD's regional needs determinations (other than to increase the household projections), it is important that the COG's determinations be provided to HCD as soon as possible and before the work of preparing the local allocations is performed. Otherwise, the local allocations may need to be redone if HCD, in Step 8, does not accept the COG's determinations.

Most COGs have accepted, or increased, HCD's determinations and have provided HCD with a complete draft of the RHNP for review instead of using the two-stage process described here in Steps 2 and 6.

Step 3: State review of regional projected housing need determinations for consistency with the statewide housing need.

Who: HCD

When: Within 30 days following notification of the determination.

Authority: "Within 30 days following notification of this determination, the Department of Housing and Community Development shall ensure that this determination is consistent with the statewide housing need and may revise the determination of the council of governments if necessary to obtain this consistency." (Section 65584(a))

A COG's projected regional housing need determination (Step 2 above) should be equal to or greater than the household projection provided.

HCD will consider approval of lower household projections if there is acceptable substantiating evidence. In some small COGs, for example, major economic events occurring after preparation of the most recent DOF population projections, have necessitated the use of lower figures.

Step 4: Prepare, with the advice of HCD, a draft RHNP which includes each locality's share of the regional housing need.

Who: The COG

When: In time to meet the deadline for Step 6.

Authority: "For purposes of subdivision (a) of Section 65583, a locality's share of the regional housing needs includes that share of the housing need of persons at all income levels within the area significantly affected by a jurisdiction's general plan. The distribution of regional housing needs shall, based upon available data, take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and the housing needs of farmworkers. The distribution shall seek to avoid further impaction of localities with relatively high proportions of lower income households. . . . Each locality's share shall be determined by the appropriate council of governments consistent with the criteria above with the advice of the department." (Section 65584(a))

In this step the COG prepares the allocations to localities as well as the text and any other components of the RHNP. Commonly, COGs consult with the localities in their region in doing this work. The COG may request HCD's advice at any time during this process.

Step 5: Circulate draft RHNP to localities for their review and comments and to HCD for its advice.

Who: The COG

When: In time to meet the deadline for Step 6.

Authority: Same as Step 4.

Prior to adoption, the draft RHNP should be circulated to the localities for their review and comment. Typically, at least 30 days are allowed for this step.

Simultaneously, the draft should be sent to HCD so that HCD may provide its comments. (See Step 8 for a listing of the elements of HCD's review. The list applies to both draft and adopted plans.)

Depending on the responses received, a revised draft may be circulated prior to scheduling the draft plan for consideration for adoption by the COG board.

Step 6: Adoption of the RHNP.

Who: The COG Board

When: At least one year prior to the housing element due date. (See Appendix 6)

Authority: "Based upon data provided by the Department of Housing and Community Development relative to the statewide need for housing, each council of governments shall determine the existing and projected housing need for its region." (Section 65584(a)) (See also Authority for Step 4.)

Typically, the board acts on the draft after holding a public hearing. The Parameters and Guidelines for State reimbursement of COG activities in preparing RHNP's provide that one public hearing shall be reimbursable.

Adoption of an RHNP commences a 90-day local revision period which constitutes Step 7.

Step 7: Local revision process. (Concurrent with Step 8)

Who: Local Governments

When: During the 90 days following the COG's adoption of an RHNP.

Authority: "Within 90 days following a determination of a council of governments pursuant to subdivision (a), . . . a local government may revise the determination of its share of the regional housing need in accordance with the considerations set forth in subdivision (a). The revised share shall be based upon available data and accepted planning methodology, and supported by adequate documentation." (Section 65584(c))

The statute provides that local governments may revise their allocations under an adopted RHNP. The 90-day local revision process is completely distinct from local review of a draft plan. A locality which wants changes to be made in any part of a draft RHNP requests the COG to make the changes. There are no standards or documentation requirements attached to such local requests. Once the plan is adopted, the situation changes. A locality still may request the COG to make a change in any part of the plan, but the locality may also revise its allocation if it follows the statutory procedures.

If a local government decides to adopt a local revision, it must adopt the revision within 90 days of adoption of the RHNP; and the local government must submit the local revision and supporting materials to the COG. The supporting materials should show the data used, how the seven factors in Section 65584(a) were considered, and the methodology used. All documentation of the local revision must be available to the public on request.

Step 8: State review of adopted RHNP. (Concurrent with Step 7)

Who: HCD

When: Within 30 days of notification of adoption of an RHNP.

Authority: "Within 30 days following notification of this determination, the Department of Housing and Community Development shall ensure that this determination is consistent with the statewide housing need and may revise the determination of the council of governments if necessary to obtain this consistency. . . . Each locality's share shall be determined by the appropriate council of governments consistent with the criteria above with the advice of the department." (Section 65584(a))

HCD's authority to revise the COG's RHNP extends only to the regional needs totals and not to the allocations of those needs to localities. However, HCD's authority to review and comment extends to all of the contents of the RHNP pursuant to the provision that the COG shall prepare the plan with the advice of HCD.

In its review of a COG plan, the Department looks at the following:

1. The commencement date and duration of the planning period.
2. The accuracy of the data base.
3. The consistency of the household projections with those provided to the COG by the Department.
4. The planning methodology used in allocating household growth to localities, including:
 - a. How the statutory criteria are used;
 - b. Whether other criteria are used; and
 - c. Whether those additional criteria are consistent with the intent of the statute.
5. The methodology used in the income group planning features of the plan, including:
 - a. What income group categories are used;
 - b. Whether the estimates of the percentage of households in each income group are reasonably accurate;
 - c. How the criteria are used in allocating future households to localities by income group; and
 - d. How the methodology "seeks to avoid further impactation" of lower-income households.
6. The methodology used to compute new construction needs (including the consideration given to allowances for vacancy and normal market removals).
7. The determination of market areas within the region, if applicable.

Step 9: Review of a local revision to a locality's share of regional housing need.

Who: The COG

When: Within 60 days after the 90-day time period for local revisions.

Authority: "Within 60 days after the time period for the local government's revision, the council of governments . . shall accept the revision or shall indicate, based upon available data and accepted planning methodology, why the revision is inconsistent with the regional housing need." (Section 65584(c))

The COG will review and accept or not each local revision and shall notify the locality of its action, including the reasons for non-acceptance.

"Accepted planning methodology" and other justifications for local revisions might include any of the following:

- The revision uses alternate data that is generally available and reasonably verifiable.
- The revision addresses the seven planning factors listed in Section 65584(a), as the COG was required to address them in its original determination of local shares.
- The revision corrects factual errors, or provides more recent or more authoritative data (such as local removal data in lieu of the COG estimate).

In HCD's opinion, however, locally adopted governmental constraints to housing development, or policies to restrict housing growth for reasons which are inconsistent with statutory intent, are not valid reasons to accept a locality's reduction in its share of regional growth. This interpretation is explicit in Government Code Section 65584(d) for the case of numerical growth controls:

"(1) Except as provided in paragraph (2), any ordinance, policy, or standard of a city, county, or city and county which directly limits, by number, the building permits which may be issued for residential construction, or which limits for a set period of time the number of buildable lots which may be developed for residential purposes, shall not be a justification for a determination or a reduction in a local government's share of the regional housing need."

"(2) Paragraph (1) does not apply to any city, county, or city and county which imposes a moratorium on residential construction for a set period of time in order to preserve and protect the public health and safety. If a moratorium is in effect, the city, county, or city and county shall, prior to a revision pursuant to subdivision (c), adopt findings which specifically describe the impacted public facilities and the reasons why construction of the number of units specified as its share of the regional housing need would prevent the mitigation of that impact."

A local revision may be used in a locality's housing element even if the COG has disapproved it. In such a case, however, HCD may be less likely to consider the element to be in compliance with housing element law.

When a housing element contains a revised local share of regional need, whether approved or disapproved by the COG, Section 65584(c) provides that:

"The housing element shall contain an analysis of the factors and circumstances, with all supporting data, justifying the revision. All materials and data used to justify any revision shall be made available upon request by an interested party within seven days upon payment of reasonable costs of reproduction unless the costs are waived due to economic hardship."

The COG should provide HCD with a summary of the actions which it takes on local revisions.

Step 10: State review of COG actions on local revisions.

Who: HCD

When: Within 30 days after notification.

Authority: Same as Step 8.

HCD will review the approved local revisions for their impact on total regional needs. HCD may also comment on conformance of the approved revisions with statutory criteria.

Step 11: COG response to HCD review of the adopted RHNP and COG actions on local revisions.

Further COG action is needed only if 1) HCD revises the COG's determinations of regional needs, 2) HCD finds that some features of the plan or some acceptances of local revisions are inconsistent with State law, or 3) HCD recommends that revisions be made in the RHNP.

HCD Revision of Regional Need

(Normally, this should not occur as late as Step 8.) As discussed under Step 2 above, if the COG wishes to modify HCD's determination of regional need, the COG should advise HCD of this, and the issue should be resolved before adoption of the complete RHNP. If this is done, then the issue of HCD revision of the COG's determination of regional need is only likely to arise if the COG accepts local revisions which, in the aggregate, reduce the total regional need to the extent that it is inconsistent with the regional share of statewide need.

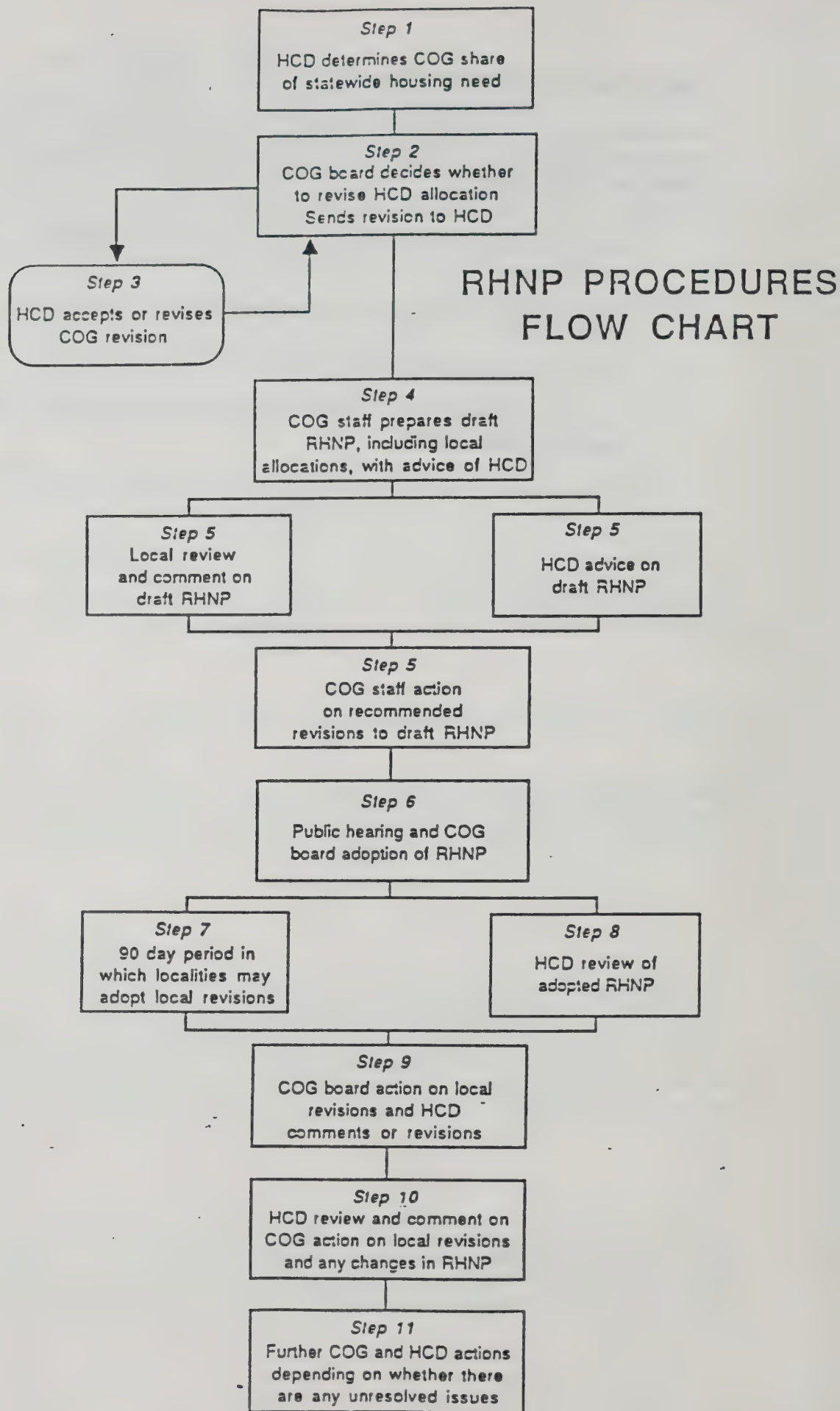
HCD Comments

The appropriate type of COG response is dependent on the nature of HCD's comments. HCD review of the draft RHNP should serve to minimize adverse HCD comments at this point. It is possible that some changes in the RHNP in response to HCD comments would necessitate the commencement of a new 90-day local revision process for affected localities.

Outline of RHNP Preparation Process In Non-COG Areas

The following is a summary of the steps involved in the preparation of a regional housing needs plan in areas in which there is no council of governments. The process is similar to the one for COG areas, but is simpler because HCD performs both the State and COG roles.

1. HCD prepares the draft RHNP, consulting as necessary with local planning departments.
2. HCD circulates the draft RHNP for local review and comment.
3. HCD adopts the plan, which initiates a 90-day local revision period.
4. Local governments may adopt local revisions and send them and supporting documentation to HCD.
5. HCD responds to any local revisions, either accepting them or not.



APPENDIX E

POLICY # 90-38B

SUBJECT:

ISSUED 3-26-90

MASTER PLAN POLICY

EFFECTIVE _____

CANCELLATION DATE _____

CODE REFERENCES _____

SUPERSEDES 88-22APURPOSE

The Master Plan system has been established to expedite the application and plan review process for Builders who intend to construct identical residential structures repeatedly on various lots. Since these structures are assumed to be built for sale, a Licensed Contractor must be responsible for their construction. In principle, a plan is submitted, approved, and retained for use on more than just one site. Applications for permits may be submitted using this approved plan, without plan review delays, as long as the current codes are in effect.

FEES

- 1) The application for Master Plan is accompanied by a Plancheck/Set-up fee of \$0.0040 per dollar of building valuation. This fee will be credited toward the first Building Permit secured against that Master Plan.
- 2) This same application and fee process applies when updating Master Plans to current building codes.
- 3) Additional copies of field plan sets may be approved for \$5.00 each.

PLANS

- 1) The Department will assign a Master Plan Number.
- 2) One set of plans submitted for plan review to include:
 - a) Complete working drawings
 - b) Applicable engineering calculations
 - c) Truss specifications (keyed to roof plan)
 - d) Energy compliance documentation for four orientations
- 3) No structural or floor area variations allowed within plan.
Each variation will constitute an individual Master Plan.
- 4) Reversed plans will only be accepted as allowed by policy 89-37B. (effective 5-1-90).
- 5) Plans must reflect most severe lot slope anticipated, or use of plans will be limited to lots of 10 percent grade or less.
- 6) Floor plan page to indicate: Master Plan Number; Number of bedrooms (for septic design;) Climate Zone; and maximum snow load anticipated.

PLAN CHECK

- 1) Plans are examined for code compliance. Applicant is notified of any corrections necessary. Plan review time will approximate the residential plan check time.
- 2) Corrections shall be made on the original tracings. Two corrected sets with wet signatures of designer and engineer (if applicable,) shall be resubmitted for approval. Additional job sets may be included.
- 3) Resubmittal time is 5 - 7 working days.
- 4) Upon approval, an office set of plans is filed by master plan number assigned by the building division. Job set(s) are issued to the builder. One plan set may service multiple permits.

PERMIT ISSUANCE

- 1) Individual permits may be applied for as desired.
- 2) Each application must include:
 - a) Three site plans
 - b) Two driveway profile drawings
 - c) Prescriptive Standards (Grading Questionnaire)
 - d) Two copies of Floor Plan page(s) (effective 5-1-90)
- 3) A licensed Contractor (or his authorized agent) is required to sign each permit application.
- 4) Water, Sewer (Septic,) and Road approvals must be secured prior to permit issuance. See appropriate agencies.

INSPECTIONS

- 1) The builder shall be responsible to have, on site for inspections, the following:
 - a) The approved job set of plans
 - b) The approved Site Plan
 - c) The approved Driveway Profile
 - d) The approved Grading Questionnaire

MODIFICATIONS

NO CHANGES ARE ALLOWED IN THE PLANS ONCE THEY HAVE BEEN APPROVED. STRUCTURAL REVISIONS TO DESIGN MUST BE APPROVED AT THE BUILDING DEPARTMENT. VARIATIONS FROM THE MASTER PLAN NECESSITATE CREATION OF A NEW MASTER PLAN OR RETURN TO CONVENTIONAL PLAN STATUS WITH THE APPROVAL OF JOB-SPECIFIC PLANS.

POLICY #	UBC 302 (88)-91	SUBJECT:
ISSUED	6/14/91	MASTER PLAN POOL POLICY
EFFECTIVE	6/14/91	
CANCELLATION DATE	N/A	CODE REFERENCE(S)
		UBC, USPSHIC, NEC, UPC
SUPERSEDES	N/A	

PURPOSE

The Master Plan system has been established to expedite the application and plan review process for Builders who intend to construct identical* residential pools repeatedly on various lots. Since these structures are assumed to be built for sale, a Licensed Contractor must be responsible for their construction. A plan is submitted, approved, and retained for use on more than just one site. Applications for permits may be submitted using this approved plan, without plan review delays, as long as the current codes (those in effect on date of application) are in force.

*Shape and sizing may vary within scope of engineering.

FEES

- 1) The application for Master Plan is accompanied by a Plan Check/Set-up fee of \$0.0040 per dollar of valuation. This fee will be credited toward the first permit secured against the Master Plan.
- 2) This same application and fee process applies when updating Master Plans to current building codes.
- 3) Additional copies of field plan sets may be approved for \$5.00 each.
- 4) Plan check fees collected at time of permit application are not refundable.

PLANS

- 1) The Department will assign a Master Plan Number.
- 2) One set of plans submitted for plan review to include:
 - a) Complete working drawings
 - b) Applicable engineering calculations

PLAN CHECK

- 1) Plans are examined for code compliance. Applicant is notified of any corrections necessary.
- 2) Corrections shall be made on the original tracings. Two corrected sets with wet signatures of engineer shall be resubmitted for approval. Additional job sets may be included.
- 3) Upon approval, an office set of plans is filed by master plan number assigned by the building division. Job set(s) are issued to the builder. One plan set may serve multiple permits.

PERMIT ISSUANCE

- 1) Individual permits may be applied for as desired.
- 2) Each application must include two site plans.
- 3) A licensed contractor (or his/her authorized agent) is required to sign each permit application.
- 4) Job specific items such as propane tanks, solar systems, decks, gazebos, etc. may require additional permits and/or plan review.

INSPECTIONS

- 1) The builder shall be responsible to have, on site for inspections, the following:
 - a) The approved job set of plans
 - b) The approved site plan

MODIFICATIONS

NO CHANGES ARE ALLOWED TO THE PLANS ONCE THEY HAVE BEEN APPROVED. REVISIONS TO DESIGN MUST BE APPROVED AT THE BUILDING DEPARTMENT. VARIATIONS FROM THE MASTER PLAN NECESSITATE CREATION OF A NEW MASTER PLAN OR RETURN TO CONVENTIONAL PLAN STATUS WITH THE APPROVAL OF JOB-SPECIFIC PLANS.

APPENDIX F



ORDINANCE No. 3606

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO
DOES ORDAIN AS FOLLOWS:

Section 1. Chapter 17.52 of Title 17 of the El Dorado County Ordinance Code is hereby deleted.

Section 2. Chapter 17.52 is hereby added to Title 17 of the El Dorado County Ordinance Code to read as follows:

CHAPTER 17.52

MOBILEHOMES

17.52.010 Purpose. The purpose of this chapter is to regulate the placement of mobilehomes within the unincorporated portions of El Dorado County. A mobilehome is defined in Title 15.64 of the El Dorado County Ordinance.

17.52.020 Uses permitted by right. Notwithstanding any other provision of this title, the following uses shall be allowed by right:

A. 1. In all zones which permit single-family residences by right, there shall be permitted the placement of one mobilehome per parcel in lieu of such other single-family residence, as defined by Title 15, Chapter 15.64, or

2. Alternatively, there shall be permitted the placement of one mobilehome per parcel in lieu of such other single-family residence where the mobilehome was constructed prior to June 15, 1976, was located and used on the subject parcel as a residence on or before March, 1985, met all regulations pertaining to the placement of mobilehomes in effect at the time of installation. If a new mobilehome replaces an existing mobilehome, it shall meet the requirements of subsection A-1 of this section.

B. One mobilehome or travel trailer may be placed on a site for the purpose of habitation while and during the construction of an authorized main dwelling; provided an occupancy permit is obtained from the building division for the mobilehome or travel trailer and a valid dwelling permit is in effect.

C. One or more commercial coach(es) to be used exclusively as an office for contractors engaged in construction projects but only during the course of construction of the project where a valid building permit has been obtained and remains active. The commercial coach must be located on the same property as the construction project.

D. Such temporary permit shall expire if the temporary residence is removed from the property or if the residence is no longer occupied (90-day period) by a qualifying occupant.

E. The applicant must comply with all other statutes and ordinances relating to zoning development criteria, health and building codes.

F. The applicant shall sign an agreement that at the conclusion of the permit or the violation thereof, the second residence shall be removed from the property or placed in permanent storage pursuant to Section 15.64.060, the county may be authorized to remove the residence and record a lien on the property for the cost thereof. Such agreement may be recorded."

Section 3. Section 17.26.030 of Chapter 17.26 of Title 17 of the El Dorado County Ordinance Code is amended to read as follows:

"17.26.030 Uses permitted by right. The following uses are allowed by right, without special use permit:

A. Single-family detached dwelling;

B. Agricultural uses:

1. Accessory buildings and structures;

C. One unlighted sign not to exceed twelve square feet message area advertising activities on the premises;

~~D. One mobilehome or travel trailer may be placed on a site for the purpose of habitation during the construction of a dwelling, provided an occupancy permit is obtained from the building department for the mobilehome or travel trailer and a valid building permit is in effect.~~

E. Home occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, dentist, handicrafts, insurance,

photographer, physician, therapist, musician, teacher and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem; provided, that instruction is not given to groups in excess of four and concerts or recitals are not held, and no display of goods is visible from outside of the property; the use must be carried on in the main building and be incidental to the residential use of the premises and be carried on by a resident thereon;

~~F. One mobile home to be used exclusively as an office for contractors engaged in construction projects, but only during the course of construction of the project, where a valid building permit has been obtained. The mobile home must be located on the same property as the construction project;~~

~~G. There shall be permitted the placement of one mobile home per parcel in lieu of such other single-family residence permitted by right. Mobile homes on a conventional foundation will be placed on parcels three acres or larger. All accessory uses shall be permitted. Creation of parcels less than three acres, with a mobile home on a conventional foundation, shall be prohibited." (Ord. 3366 §2, 1983; Ord. 3364 §1, 1983; prior code §9410(c))~~

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board. held on the 21st day of January, 1986.

by the following vote of said Board:

Supervisors Robert E. Dorr,
Ayes: Patricia R. Lowe, James R. Sweeney,
Joseph V. Flynn, Thomas L. Stewart

Noes: None

Absent: None

ATTEST

BILLIE MITCHELL, County Clerk and ex-officio
Clerk of the Board of Supervisors

By Billie Mitchell
Deputy Clerk

Joseph V. Flynn
Chairman, Board of Supervisors

DATE	COPIES SENT TO
1-28-86	Planning
	Public Works
	Int. Development

APPENDIX G

County of El Dorado

BOARD OF SUPERVISORS

ROBERT E. DORR.....DISTRICT I
VERNON F. GERWER.....DISTRICT II
JAMES R. SWEENEY.....DISTRICT III
WILLIAM N. CENTER.....DISTRICT IV
JOHN E. UPTON.....DISTRICT V

DIXIE L. FOOTE.....BOARD CLERK

330 Fair Lane • Placerville, CA 95667
Telephone (916) 621-5390



C O N F O R M E D

A G E N D A

CONTINUED MEETING OF THE BOARD OF SUPERVISORS

June 3, 1991

9:00 A.M.

BOARD OF SUPERVISORS MEETING ROOM
330 Fair Lane, Building A, Placerville

JAMES R. SWEENEY, Chairman Dixie L. Foote, Board Clerk
SUPERVISORS: DORR, GERWER, SWEENEY, CENTER AND UPTON
All members present

ADOPT AGENDA

BOARD ACTION - Agenda adopted.

GUSC D(ab)

Discussion of the affordable housing issue. (Referred 4/16/91, Item 39)

BOARD ACTION - Supervisor Sweeney made a motion, seconded by Supervisor Gerwer, that the Board direct the Chief Administrative Officer to work with the County Economic Development Director and Housing Task Force to establish a non-profit housing corporation with the County to stand ready to front the first \$100,000 of the cost; said motion amended by motion of Supervisor Center, seconded by Supervisor Upton, and unanimously carried, to stipulate that the \$100,000 be matching funds, to be available over the next four years, with an equivalent match by other entities; and the motion of Supervisor Sweeney then carried unanimously. SGDCU

8499

BOARD OF SUPERVISORS ADJOURNED

APPROVED:

ATTEST:

Dixie L. Foote
DIXIE L. FOOTE, Clerk of the Board

James R. Sweeney
JAMES R. SWEENEY, Chairman

APPENDIX H

EL DORADO COUNTY
ENVIRONMENTAL CHECKLIST FORM

I. Background

1. Name of Proponent El Dorado County, Planning Department, Long Range Planning
2. Address and Phone Number of Proponent 360 Fair Lane
Placerville, CA 95667
(916) 621-5355
3. Date of Checklist April 13, 1992
4. Agency Requiring Checklist Planning Department
5. Name of Proposal, if applicable 1992 Housing Element Revision

II. Environmental Impacts

(Explanations of all "yes" and "maybe" answers are required on attached sheets. A "no" answer means no significant adverse impact.)

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|---------------|---------------|-----------|
| 1. Earth. Will the proposal result in: | | | |
| a. Unstable earth conditions or in changes in geologic substructures? | <u> </u> | <u> </u> | <u>X</u> |
| b. Disruptions, displacements, compaction or overcovering of the soil? | <u> </u> | <u> </u> | <u>X</u> |
| c. Change in topography or ground surface relief features? | <u> </u> | <u> </u> | <u>X</u> |
| d. The destruction, covering or modification of any unique geologic or physical features? | <u> </u> | <u> </u> | <u>X</u> |
| e. Any increase in wind or water erosion of soils, either on or off the site? | <u> </u> | <u> </u> | <u>X</u> |
| f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? | <u> </u> | <u> </u> | <u>X</u> |
| g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | <u> </u> | <u> </u> | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u>X</u>
b. The creation of objectionable odors?	_____	_____	<u>X</u>
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	<u>X</u>
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	_____	_____	<u>X</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	_____	<u>X</u>
c. Alterations to the course or low of flood waters?	_____	_____	<u>X</u>
d. Change in the amount of surface water in any water body?	_____	_____	<u>X</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	_____	_____	<u>X</u>
f. Alteration of the direction or rate of flow of ground waters?	_____	_____	<u>X</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	<u>X</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u>X</u>
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	_____	_____	<u>X</u>
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Reduction of the numbers of any unique, rare or endangered species of plants?	—	—	<u>X</u>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	—	—	<u>X</u>
d. Reduction in acreage of any agricultural crop?	—	—	<u>X</u>
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	—	—	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of animals?	—	—	<u>X</u>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	—	—	<u>X</u>
d. Deterioration to existing fish or wildlife habitat?	—	—	<u>X</u>
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	—	—	<u>X</u>
b. Exposure of people to severe noise levels?	—	—	<u>X</u>
7. Light and Glare. Will the proposal produce new light or glare?	—	—	<u>X</u>
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?	—	—	<u>X</u>
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	—	—	<u>X</u>
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Possible interference with an emergency response plan or an emergency evacuation plan?	—	—	X
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	—	X	—
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	—	X	—
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	—	—	X
b. Effects on existing parking facilities, or demand for new parking?	—	—	X
c. Substantial impact upon existing transportation systems?	—	—	X
d. Alterations to present patterns of circulation or movement of people and/or goods?	—	—	X
e. Alterations to waterborne, rail or air traffic?	—	—	X
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	—	X
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	—	—	X
b. Police protection?	—	—	X
c. Schools?	—	—	X
d. Parks or other recreational facilities?	—	—	X
e. Maintenance of public facilities, including roads?	—	—	X
f. Other governmental services?	—	X	—
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	—	—	X

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?	_____	_____	<u>X</u>
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	_____	_____	<u>X</u>
b. Communications systems?	_____	_____	<u>X</u>
c. Water?	_____	_____	<u>X</u>
d. Sewer or septic tanks?	_____	_____	<u>X</u>
e. Storm water drainage?	_____	_____	<u>X</u>
f. Solid waste and disposal?	_____	_____	<u>X</u>
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	<u>X</u>
b. Exposure of people to potential health hazards?	_____	<u>X</u>	_____
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	<u>X</u>
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	<u>X</u>
20. Cultural Resources.			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	_____	_____	<u>X</u>
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	_____	_____	<u>X</u>
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	_____	_____	<u>X</u>
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	_____	_____	<u>X</u>

21. Mandatory Findings of Significance.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, Yes Maybe No or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? X
- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) X
- c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) X
- d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? X

III. Discussion of Environmental Evaluation

Refer to attached.

IV. Determination

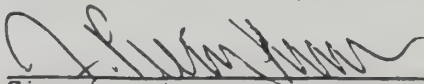
On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☒

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED. ☐

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

April 13, 1992
Date


Signature Pierre Rivas
For Larry Walrod, Planning Director

III. DISCUSSION OF ENVIRONMENTAL EVALUATION

1992 Housing Element Revision

1. Earth: Implementation of programs identified in the Housing Element will not directly result in significant impacts to earth resources. All housing projects will be subject to the policies of the Long Range Land Use Plan and the area plans. All grading and construction of roads and infrastructure shall comply with the County Design and Improvements Standards Manual and with the County Grading Ordinance.
2. Air: Implementation of programs identified in the Housing Element will not directly result in significant impacts to air quality. Air emission control measures will be implemented in accordance with the County California Clean Air Act Plan adopted February 10, 1992 (to be considered by the State Air Resources Board on May 28, 1992).
3. Water: Implementation of programs identified in the Housing Element will not directly result in significant impacts to water resources or supply.
- 4/5. Plant Life and Animal Life: The programs identified will not have a significant impact on plant and animal life.
6. Noise: The programs identified will not directly cause increases in noise levels. Temporary increases in noise levels will occur during construction during normal working hours and is not considered significant. Development shall comply with the Noise Element Policies.
7. Light and Glare: No impacts with respect to light and glare are expected.
8. Land Use: Implementation of the programs identified will not directly result in significant impacts to land use. Housing densities will comply with zoning and general plan land use designations.
9. Natural Resources: Additional demand for electricity and water will occur indirectly. This demand is not expected to be significant.
10. Risk of Upset: No increase in risk of explosion, release of hazardous substances, accidents, or upset conditions are expected as a result of implementation of the housing programs.
11. Population: The housing programs will not alter the growth rate of the human population. Minor alterations to the location, distribution, and density may occur, but they are considered insignificant.

12. Housing: The housing programs are not expected to have a significant impact to the County's housing. The programs will attempt to provide for housing affordable to all income levels and preserve the existing housing stock.
13. Transportation: The housing programs are not expected to have a significant impact on the County's transportation and circulation systems.
14. Public Services: The implementation of the housing programs will increase the need for government services but is not considered significant.
15. Energy: Implementation of the housing programs is not expected to consume excessive amounts of energy. Implementation of housing rehabilitation projects, specifically the insulating of dwelling units, will conserve energy.
16. Utilities: The housing programs are not expected to result in the need for the alteration or need for new utility systems.
17. Human Health: Implementation of housing programs, specifically housing rehabilitation projects, may reduce the exposure of people to potential health hazards.
18. Aesthetics: The housing programs are not expected to cause any impacts to any viewshed or aesthetic resources.
19. Recreation: No impacts to recreational facilities are anticipated as a result of implementation of any housing program.
20. Cultural Resources: No impacts to cultural, archaeological, or historical resources are expected.

PR:dp

(housing1.dp)

NEGATIVE DECLARATION



AREA PLAN: El Dorado County FILE NO. 1992 Housing Element
Revision
 NAME OF APPLICANT: El Dorado County Planning Department

ASSESSOR'S PARCEL NO. N/A SECTION: TOWNSHIP: RANGE:

NEAREST COUNTY ROAD INTERSECTION: N/A

☒ GENERAL PLAN AMENDMENT: FROM: Housing Element TO: Text Amendment

☐ REZONING: FROM: TO:

☐ TENTATIVE PARCEL MAP ☐ SUBDIVISION TO SPLIT ACRES INTO LOTS

SUBDIVISION (NAME)

☐ SPECIAL USE PERMIT TO ALLOW:

☐ OTHER:

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

☒ No significant environmental concerns were identified during the initial Study.

☐ Other: Initial study is on file in the Planning Department office,

360 Fair Lane, Placerville, CA

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA) State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby files this NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing of this negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by EL DORADO COUNTY. A copy of the project specifications is on file in the El Dorado County Planning Division, 360 Fair Lane, Placerville, CA 95667.

FOR USE BY COUNTY CLERK

Pierre Rivas

Prepared by Pierre Rivas, Senior Planner

4-13-92

Date of Signature



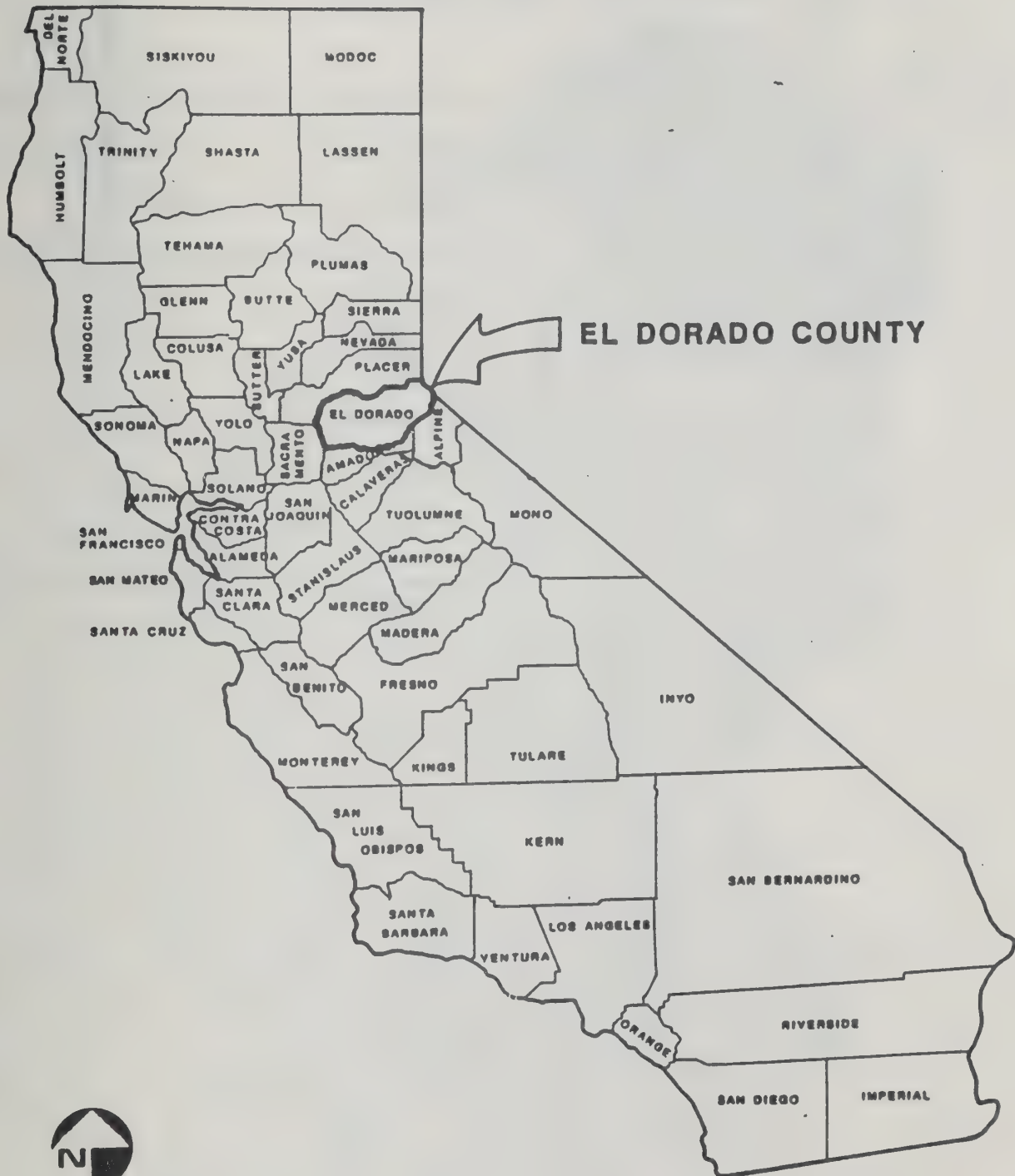
DESCRIPTION OF THE PROJECT

The proposed project is an amendment to the El Dorado County Housing Element, as contained within the General Plan. The amendment concentrates on three major areas:

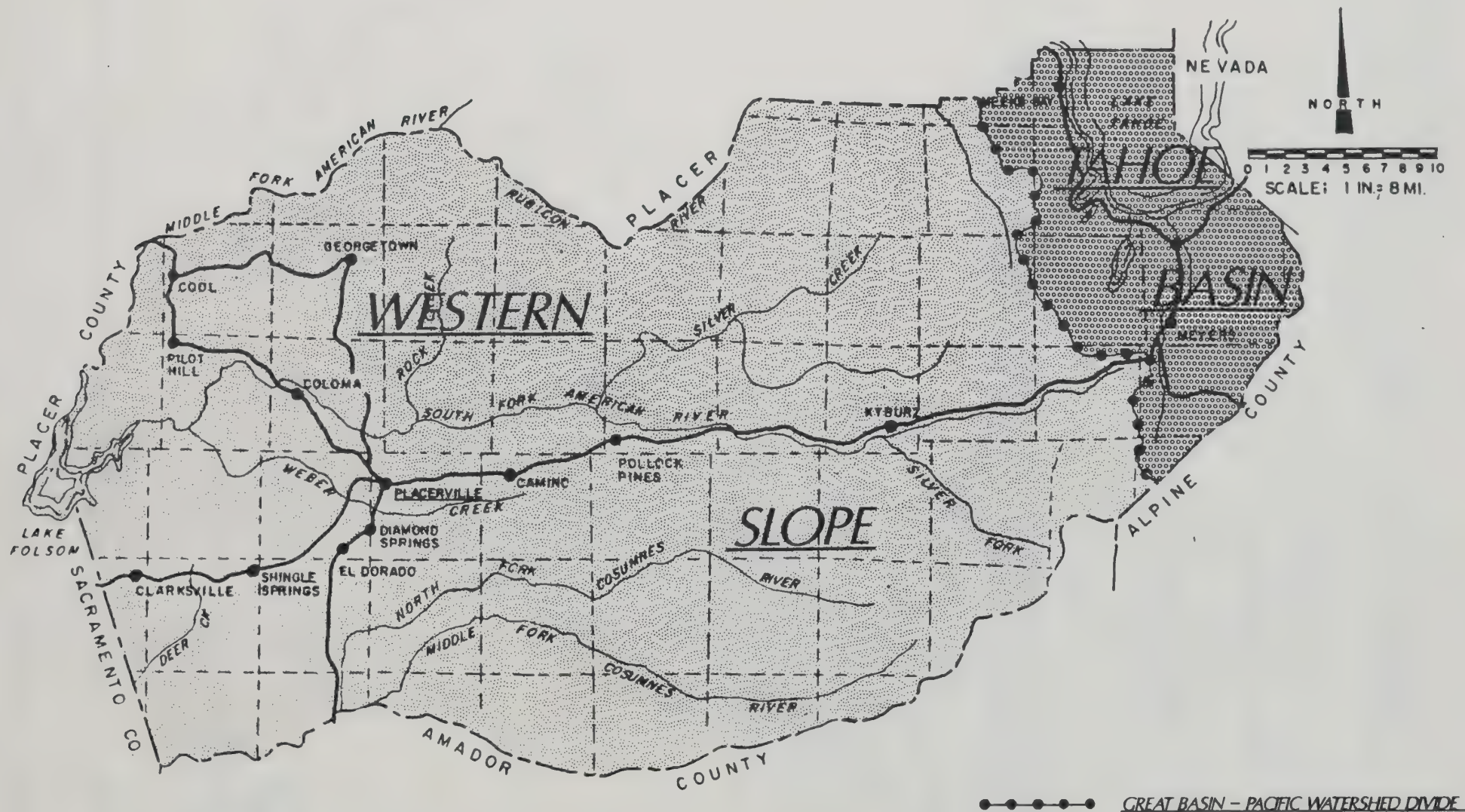
1. An inventory of existing and projected housing needs;
2. A statement of goals and policies directed towards meeting those needs;
3. A housing program designed to achieve the identified goals and policies to implement the Housing Element policies.

LOCATION OF THE PROJECT

El Dorado County is a predominantly rural County located on the western slope of the Sierra Nevada Foothills and within the Tahoe Basin. (See Exhibit 1).



EL DORADO COUNTY



EL DORADO COUNTY
FISH AND GAME NOTIFICATION

NAME OF APPLICANT: El Dorado County DATE: 4-13-92

FILE NUMBER: 1992 Housing Element Amendment

☒ Project Description attached.

This project determined to be:

- ☐ Statutorily or categorically Exempt.
- ☒ De Minimis in effect on the environment.
- ☐ A Negative Declaration is required.
- ☐ An Environmental Impact Report (EIR) is required.

This determination made: April 13, 1992
(Date)

BY: Pierre Rivas, Senior Planner
(Print Name)

SIGNATURE: 

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Findings

Project Title/Location:

1992 Housing Element Revision

El Dorado County (County-wide)

Project Description: The proposed project is an amendment to the El Dorado County Housing Element, as contained within the General Plan. The amendment concentrates on three major areas:

1. An inventory of existing and project housing needs;
2. A statement of goals and policies directed towards meeting those needs;
3. A housing program designed to achieve the identified goals and policies to implement the Housing Element policies.

Findings of Exemption:

1. The project was found not to cause a significant impact on any streams or wetlands.
2. The project was found not to cause a significant impact on any fish, wildlife, or their habitats.
3. Based on the initial study prepared, it was determined that there is no substantial evidence that the proposed project may have a significant effect on the environment.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

FILED

AUG 7 1992

ENDORSED
L. JEAN BELL, Recorder-Clerk
By MAUREEN O'SHEA

Larry D. Walrod
(Chief Planning Official)

Title: Director of Planning
Lead Agency: El Dorado County-Planning
Date: August 6, 1992

APPENDIX I

NOTICE OF PUBLIC HEARING

The El Dorado County Planning Commission will hold a public hearing in the Building C Meeting Room, 2850 Fairlane Court, Placerville, CA 95667 on May 28, 1992 at 9:00 a.m., to consider the following item:

Amendment to the County General Plan: This revision will replace the 1984 Housing Element adopted on July 24, 1984 (Resolution No. 236-84). [Negative Declaration prepared]*

Copies of the Housing Element revision may be reviewed and/or obtained in the Planning Division, 360 Fair Lane (2850 Fairlane Court after May 2, 1992), Placerville, CA 95667.

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission and/or Board of Supervisors. If you challenge the applications in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission and/or Board at, or prior to, the public hearing.

*A Negative Declaration has been prepared for this project and may be reviewed and/or obtained in the Planning Division of the Community Development Department, 360 Fair Lane, Placerville, CA 95667, during normal business hours. A Negative Declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level. The public review period for the Negative Declaration set forth in the California Environmental Quality Act (CEQA) is twenty-one days, beginning April 27 1992, and ending May 17, 1992. Any written comments must be received by that date and should be directed to Larry D. Walrod, Acting Director of Planning, 360 Fair Lane, Placerville, CA 95667.

EL DORADO COUNTY PLANNING COMMISSION
LARRY D. WALROD, Planning Director

MOUNTAIN DEMOCRAT
1 time
Date: April 27, 1992

GEORGETOWN GAZETTE
1 - time
Date: April 28, 1992

TAHOE DAILY TRIBUNE
1 - time
Date: April 28, 1992

NOTICE OF PUBLIC HEARING

The El Dorado County Board of Supervisors will hold a public hearing on June 30, 1992, at 2:00 p.m., in the Board Chambers, 330 Fair Lane, Placerville, CA 95667 to consider the following item:

Amendment to the County General Plan: This revision will replace the 1984 Housing Element adopted on July 24, 1984 (Resolution No. 236-84). [Negative declaration prepared]

Copies of the Housing Element revision may be reviewed and/or obtained in the Planning Department, 2850 Fairlane Court, Placerville, CA 95667

All persons interested are invited to attend and be heard or to write their comments to the Board of Supervisors. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board at, or prior to, the public hearing.

EL DORADO COUNTY PLANNING DIVISION
LARRY D. WALROD, Acting Planning Director

MOUNTAIN DEMOCRAT
1 time
Date: June 8, 1992

GEORGETOWN GAZETTE
1 time
Date: June 9, 1992

TAHOE DAILY TRIBUNE
1 time
Date: June 9, 1992

COUNTY OF
EL DORADO

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION



MAIN OFFICE:

360 FAIR LANE
PLACERVILLE, CA 95667
(916) 621-5365

SOUTH LAKE TAHOE OFFICE:

1358 JOHNSON BLVD.
P.O. BOX 14506
SOUTH LAKE TAHOE, CA 95702
(916) 573-3145

May 6, 1992

TO: All Interested Parties:
(list of addressees attached)

RE: Draft 1992 Housing Element Revision

Ladies and Gentlemen:

Please find enclosed a copy of the draft 1992 Housing Element revision for your review and comment.

If you have comments or questions, please address them in writing to the El Dorado County Long Range Planning Division, Attention: Pierre Rivas, 360 Fair Lane, Placerville, CA 95667.

A public hearing before the El Dorado County Planning Commission will be held to consider the draft Housing Element and the proposed Negative Declaration pursuant to the California Environmental Quality Act, and provide recommendations to the El Dorado County Board of Supervisors. The hearing is scheduled for May 28, 1992 at 9:00 a.m., in the El Dorado County Board Chambers, 330 Fair Lane, Placerville, CA 95667. A hearing before the Board of Supervisors is tentatively scheduled on or about June 23, 1992 to consider adoption of the Housing Element.

Although the County is currently undergoing a comprehensive general plan update, state law requires that the adoption of the housing element revision occur by July 1, 1992. Therefore, this revision reflects the land use inventories based upon the Area Plans of the existing General Plan. Following the adoption of the 1992 Housing Element, the Housing Element will again be revised (1993 Housing Element) to be consistent with the new 2010 General Plan.

Should you have questions, please call me at (916) 621-5827.

Sincerely,

Pierre Rivas

Pierre Rivas
Senior Planner

PR:km
Enclosure

cc: Larry Walrod, Director, Planning Department
Craven Alcott, Director, Long Range Planning
Greg Abramson, Long Range Planning
Stephanie McBrayer, Long Range Planning
JoAnn Brillisour, Planning Department

ADDRESSEES

County Departments

Planning Department (4 copies), Attention: Larry Walrod, Peter Maurer,
Steve Hust and Ed Crowley
Building Department
Department of Transportation, Attention: Don Farrimond
County Counsel
Welfare Department, Attention: Gary Varner
Senior and Family Services
Adult Services
Members of the Board of Supervisors (5 copies)
Planning Commission (5 copies)
Members of the Policy Advisory Committee (15 copies)
Members of the Affordable Housing Task Force (16 copies)

State Agencies

Housing and Community Development, Attention: Susan Levenson

Federal Agencies

None

Public Agencies

Tahoe Regional Planning Agency, Attention: Gabby Barret
Sierra Planning Organization
Local Agency Formation Commission
Amador County
Placer County
Sacramento County
Alpine County
Douglas County, Nevada
City of Placerville, Attention: Conrad Montgomery
City of South Lake Tahoe
City of Folsom
El Dorado Irrigation District
Georgetown Divide Public Utility District
El Dorado Hills Community Services District
Cameron Park Community Services District
El Dorado County Office of Education
Shingle Springs Rancheria

Groups, Private Companies or Individuals

Sedway Cooke & Associates, Attention: Scott Gregory
Sedway & Associates, Attention: Naomi Porat
Building Industry Advisory Committee
Coalition of Community Organizations (COCO)
El Dorado Council
Economic Development Corporation of El Dorado County
El Dorado Builder's Exchange
SAGE
El Dorado County Association of Realtors
El Dorado Women's Center
South Lake Tahoe Women's Center
HELP
Progress House, Inc.
United Way of El Dorado County
Lutheran Social Services
Rural California Housing Corporation
N.C. Brown Development, Inc. Attention: Norm C. Brown
Marinaccio Resources, Inc. Attention: Art Marinaccio
Larry Ring, Esq.

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
Division of Housing Policy
1800 Third Street, Room 430
P.O. Box 952053
Sacramento, CA 94252-2053
(916) 445-4728

EL DORADO COUNTY
Date: 15 May **RECEIVED**

MAY 18 1992

DEPT. OF PLANN...

RE: City/County of El Dorado Draft Housing Element
Dear: Pierre Rivas

This will acknowledge receipt of your draft housing
element in our office on 11 May 1992.

It is our intent to provide our comments within the statutorily
defined 45 90/120 day review period which ends 25 June 1992.

Title: Receipt/Updated 3/92

Robert Maus, Policy Analy.
327-2640

hsg-ele.res
SAM/ljb
6-30-92

CORRECTED



RECEIVED

AUG 13 1992

EL DORADO COUNTY
LONG RANGE PLANNING

RESOLUTION No. 222-92

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION AMENDING THE GENERAL PLAN

WHEREAS, the County of El Dorado is mandated by the State of California to maintain an adequate and proper General Plan; and

WHEREAS, because of that mandate, El Dorado County's General Plan and the various elements thereof, must be continually updated with current data, recommendations and policies; and

WHEREAS, the County Planning Department and Planning Commission have made recommendations to the Board of Supervisors regarding potential amendments of the Housing Element of the General Plan; and

WHEREAS, the Board of Supervisors has reviewed and held public hearings on the recommended amendments to the housing elements; and

WHEREAS, the Board of Supervisors finds that the proposed amendments to the General Plan are consistent with all elements of the General Plan not otherwise amended.

NOW, THEREFORE, BE IT RESOLVED that the El Dorado County Board of Supervisors hereby approves and accepts the environmental documents filed on the following amendments to the General Plan and approves and adopts the following amendments to the General Plan based on the findings and reasons set forth in the staff reports and Planning Commission's actions, except as may be noted herein:

1. HOUSING ELEMENT - Adoption of revisions to the County Housing Element, as specified in the 1992 Housing Element for El Dorado County.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the findings made at such time as this Board stated their intention to make the above listed amendments to the General Plan and incorporates said findings herein by reference.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 4th day of August, 1992, by the following vote of said Board:

Ayes: Supervisor Robert E. Dunn,
Vernon J. Bermea, James R. Sweeney
William N. Center

ATTEST

DIXIE L. FOOTE
Clerk of the Board of Supervisors

By Margaret E. Hardy
Deputy Clerk

Noes: none
Absent: Supervisor John C. Epton
William Center
Chairman, Board of Supervisors
WILLIAM N. CENTER, 1ST DISTRICT - CALIFORNIA

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

Date _____

ATTEST: DIXIE L. FOOTE, Clerk of the Board of Supervisors
of the County of El Dorado, State of California.

By _____
Deputy Clerk

APPENDIX J

LIST OF SOURCES

Association for Bay Area Governments and Bay Area Council;
*Blueprint for Bay Area Housing: A Handbook for Revising Housing
Elements to Increase the Supply and Improve the Affordability of
Bay Area Housing.*

Baumbach, Joanne, Program Coordinator, El Dorado County Senior and
Family Services; personal communication, March 30, 1992.

Callahan, Don, Branch Manager, El Dorado County Branch, U.S. Social
Security Administration; personal communication, July 6, 1992.

Carey, William, Supervising Plans Examiner, El Dorado County
Building Department; personal communication, March 31, 1992.

Chandler, Linda, El Dorado County Women's Center; personal
communication, April 9, 1992.

City of Belmont, Belmont Planning and Community Development
Department and Sedway & Associates; *1990 Housing Element of the
Belmont General Plan*, July 1, 1991.

City of Folsom, Folsom Community Development Department and
Connerly & Associates; *Housing Element of the City of Folsom
General Plan*, draft, May 1992.

City of Roseville, Roseville Housing Department; *Housing Element of
the City of Roseville General Plan*, adopted June 19, 1991.

City of Madera, Madera Planning Department; *Housing Element of the
City of Madera General Plan*, January 1986, amended March 18, 1991.

Clearly, Camilla, State of California Department of Housing and
Community Development; personal communication, January 20, 1992.

Copeland, James, Carter Homes, Diamond Springs, California;
personal communication, 1991, 1992.

County of Calaveras, Calaveras County Planning Department; *Housing
Element of the Calaveras County General Plan*, draft, November 20,
1991.

County of Humboldt, Humboldt County Planning Department; *Housing
Element of the County of Humboldt General Plan*, Volume II, May 7,
1985, amended June 27, 1989.

County of Sacramento, Sacramento County Planning and Community
Development Department; *Housing Element of the Sacramento County
General Plan*, June 8, 1989, adopted August 23, 1989.

County of Santa Cruz, Santa Cruz County Planning and Community Development Department; *Housing Element of the Santa Cruz County General Plan*, preliminary draft, Summer 1991.

County of Trinity, Trinity County Planning Department; *Housing Element of the Trinity County General Plan*, September 10, 1984, adopted August 7, 1985.

County of Mariposa, Mariposa County Planning Department and Collins & Castrillo; *Housing Element of the Mariposa County General Plan*, adopted June 27, 1989.

Creswell, Cathy E., Manager, Planning and Review Unit, State of California Department of Housing and Community Development; personal communication, 1992.

Crow, Don, State of California Department of Housing and Community Development; personal communication, November 25, 1991.

Delfino, Edio, El Dorado County Agricultural Commissioner; personal communication, 1992.

Doody, David, Calaveras County Planning Department; personal communication, January 17, 1992.

Hanes, Gary, Affordable Housing Specialist, U.S. Department of Housing and Urban Development; personal communication, March 3, 1992.

Hilke, Ron, Housing and Emergency Lodging Program (H.E.L.P.); personal communication, April 2, 1992.

Hollatz, Barbara, Executive Director, Sierra Planning Organization; personal communication, 1991, 1992.

Iwasa, Tak, Statistics Division, State of California Department of Housing and Community Development; personal communication, April 29, 1992.

Keasling, Stanley, Executive Director, Rural California Housing Corporation; personal communication, March 31, 1992.

Levenson, Susan, State of California Department of Housing and Community Development; personal communication, 1991, 1992.

Litwinovich, John, Director, El Dorado County Senior and Family Services; personal communication, March 31, 1992.

Maus, Robert, State of California Department of Housing and Community Development; personal communication, 1991, 1992.

McColl, Joanne, farmer, El Dorado County; personal communication, April 10, 1992.

McMaster, Loretta; *Multifamily Residential Housing: An Implementation Study of the 1988 City of Folsom General Plan*, prepared for the City of Folsom Community Development Department, March 1989.

Miller, Betty, Secretary, Shingle Springs Rancheria; personal communication, April 3, 1992.

Montgomery, Conrad, Director, City of Placerville Community Development Department; personal communication, 1991, 1992.

Nickel, Arlan, Arlan Nickel and Associates; personal communication, March 30, 1992.

O'Bryon, Dennis, OB Reality; personal communication, May 1992.

Pigg, Gary, City of Placerville Community Development Department; personal communication, March 3, 1992.

Porat, Naomi, Vice President, Sedway & Associates; personal communication, 1991, 1992.

Robinson, Carol, Census Data Center, El Dorado County Department of Transportation; personal communication, July 1, 1992.

Rural California Housing Corporation; *El Dorado County Affordable Housing Study*, prepared for the Affordable Housing Task Force of El Dorado County, February 1991.

Sayles, Vern, President, Association of Realtors; personal communication, 1991, 1992.

Sedway Cooke Associates; *Baseline Conditions Report: El Dorado County 2010 General Plan*, prepared for El Dorado County Long Range Planning Division, revised July 1991.

Sellers, Roben, Reno Redevelopment Agency; personal communication, April 2, 1992.

Sierra Economic Development District; *Economic Base Analysis of El Dorado, Nevada, Placer, and Sierra Counties*, Ninth Edition, January 1992.

Sprague, John, Housing Division, City of Roseville; personal communication, July 1, 1992.

State of California Department of Housing and Community Development; *Shelter for the Homeless: Housing Element Requirements*, October 1989.

State of California Department of Housing and Community Development; *State Density Bonus Law*, March 1990.

State of California Department of Housing and Community Development; *Second Units*, December 1990.

State of California Department of Housing and Community Development; *Housing Element Questions and Answers*, June 1988.

State of California Department of Housing and Community Development; *Housing Element Analysis: Preservation of Assisted Units*, November 15, 1991.

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